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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

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DIRECTORY

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NOTICE OF PETITION AND VERIFIED PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On September 28, 1979 a Notice of Petition and Verified Petition was served on the Board by Marc E. Grossman, attorney for the petitioners Darnet Realty Associates and Rise Realty Co., seeking a review of the Board's grant of the application on July 24, 1979, based on a decision of the Borough Superintendent re: side lot line walls, rear lot lot line wall having 0 feet separation for Class 1-B building. Calendar Number 498-79-A, premises affected 127/29 East 55th Street, north side, 90 feet west of Lexington Avenue, Block 1310, Lot 12, Borough of Manhattan.

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

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New Cases Filed up to October 2, 1979

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1078-79-A—F.D.—Transport Liquefied Natural Gas through a limited area of New York City in vacuum insulated cryogenic semi-trailers, manufactured by process engineering, Incorporation.

1079-79-A—B.S.I.—108 Holcomb Avenue, south side, 522.26 feet west of Woodrow Road, Block 6015, Lot 60, Annadale, Borough of Staten Island. N.B. #1725/79. re-proposed use of drywells for disposal of storm water (Local Law #7).

1080-79-A—B.S.I.—531 Rensselaer Avenue, north side, 300.00 feet west of Delmar Avenue, Block 6315, Lot 54, Annadale, Borough of Staten Island. N.B. #1286/79. re-proposed use of drywells for disposal of storm water (Local Law #7).

1081-79-BZ—B.B.—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn. Community Board #2BK. Alt. #957/79. re-proposed conversion of existing community facility use, a church to a four family residential building increases the degree of non-compliance of the rear yard, Cont. to sec. 54-31ZR.

1082-79-A—B.B.—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn. Alt. #957/79. re-proposed conversion of an existing church to a four family class "A" multiple dwelling, require a 30.0' rear yard as per Sec. 26 of Multiple Dwelling Law.

1083-79-A—B.M.—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan. Alt. #566/79. re-proposed no zoning bulk regulations for joint-work-living quarters in M1-6 dist. front apartment all floors does not have access to 2nd means of egress (existing screened exterior stair Contrary to Sect. 277 (9)(b) of Art. 7B Multiple Dwelling Law.

1084-79-A—B.Q.—20-20 Francis Lewis Boulevard, northwest corner of Willets Point Boulevard, Block 4762, Lot 1, Whitestone, Borough of Queens. Alt. #674/79. re-proposed building not fronting on legally mapped street. General City Law.

DESIGNATIONS: D.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

NOVEMBER 7, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday morning, November 7, 1979*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

SPECIAL ORDER CALENDAR

677-53-BZ

APPLICANT—Lama and Vassalotti for Marker Bros. Collision Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 21, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a business use district, the parking and stor-

age of motor vehicles awaiting service only in conjunction with existing body and fender work, minor auto repairs, incidental painting and spraying.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow Lane, west side, 240.05 feet south of Horace Harding Boulevard, Block 6901, Lot 48, Flushing, Borough of Queens. Community Board #8Q.

503-64-BZ

APPLICANT—Max Siegel Associates for York River House, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 22, 1979—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R10 district, in an existing 18 story and basement multiple dwelling, the use of the surplus and unused tenants spaces in the required accessory garage for transient parking.

PREMISES AFFECTED—1171-1185 York Avenue, west side, from East 63rd Street to East 64th Street, 439-451 East 63rd Street, 438-450 East 64th Street, Block 1458, Lot 18, Borough of Manhattan. Community Board #8M.

150-54-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in the retail use portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor repairs, store and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Lacomia Avenue and 1061-1071 East 224th Street, northwest corner, Block 4871, Lot 1, Borough of The Bronx. Community Board #12BX.

865-55-BZ

APPLICANT—Lama and Vassalotti for Theodore Tannor, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 22, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway Boulevard and 101-12 to 101-28 90th Street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens. Community Board #9Q.

269-60-BZ

APPLICANT—Storch, Pesa and Associates for Anna B. Grimaldi, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7a of the Zoning Resolution, permitting in a residence use district, the continuance of a factory occupancy and also to legalize the erection of a one story extension

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approximately 15 feet by 40 feet connecting the front and rear building on the same lot.

PREMISES AFFECTED—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens. Community Board #4Q.

709-55-BZ—Vol. III

APPLICANT—Abram Shlefstein for L.M.T. Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires February 2, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a restricted retail use district, the reduction in size of a gasoline service station, and the maintenance of an easement driveway.

PREMISES AFFECTED—1978 to 2014 Rockaway Parkway and Seaview Avenue, northwest corner, Block 8299. Lots 63 and 68, Borough of Brooklyn. Community Board #18BK.

802-53-BZ

APPLICANT—Leonard F. Rothkrug for Greater New York Savings Bank, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles for the use of employees and depositors of savings bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd Street, west side, 90 feet, 8 inches north of 18th Avenue, Block 5480, Lots 36 and part of 37, Borough of Brooklyn. Community Board #14BK.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5B district, in an existing twelve story manufacturing structure, the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

ZONING CASES

543-79-BZ

APPLICANT—Regi Goldberg for Leonard Meyerson—S and M Martin, owner.

SUBJECT—Application May 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing four story and basement commercial structure into a Multiple Dwelling.

PREMISES AFFECTED—28 East 21st Street, south side, 360 feet west of Park Avenue South, Block 849, Lot 57, Borough of Manhattan. Community Board #5M.

569-79-BZ

APPLICANT—George Perotto for Edward Reiss, owner. Midas Realty Corporation Contract Vendee.

SUBJECT—Application May 15, 1979—decision of the Borough Superintendent, under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R5 district, the change in use of an existing automotive service station with accessory uses previously before the Board into an automobile repair and muffler installation establishment.

PREMISES AFFECTED—2706/2736 86th Street, southeast corner of West 11th Street, Block 7116, Lot 52, Borough of Brooklyn. Community Board #13BK.

640-79-BZ

APPLICANT—Sheldon Lobel for The Forester Company and Cord Meyer Development Company, Incorporated, owner. Elaine Powers Salons, lessee.

SUBJECT—Application June 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing fourteen story multiple dwelling, the change in use of a portion of the first floor from a store into a physical culture establishment.

PREMISES AFFECTED—111-01/15 and 111-29 Queens Boulevard, southwest corner of 75th Avenue, Block 2239, Lot 1, Forest Hills, Borough of Queens. Community Board #6Q.

726-79-BZ

APPLICANT—Charles A. Magrino for June Group Purchasing Company, Incorporated, owner.

SUBJECT—Application June 18, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in an C1-2 and R5 district, the change in use of an existing theatre and store establishment into a roller skating rink and with an accessory amusement arcade in one store.

PREMISES AFFECTED—148-152 Beach 116th Street, east side, 220 feet north of Ocean Promenade, Block 16188, Lot 30, Rockaway Park Borough of Queens. Community Board #14Q.

985-79-BZ

APPLICANT—Richard L. Rubin for Howard J. Rosman, owner.

SUBJECT—Application August 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a one story enlargement to a one family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—166-17 73rd Avenue, northwest corner of 167th Street, Block 6954, Lot 55, Borough of Queens. Community Board #8Q.

25-79-BZ

APPLICANT—Shea, Gould, Climenko and Casey for 692-694 Broadway Associates, owners.

SUBJECT—Application January 5, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an M1-5B district, the conversion of an existing twelve story building that exceeds the permitted area from Lofts into joint living/working quarters with stores on the first floor.

PREMISES AFFECTED—692-694 Broadway, southeast corner of East 4th Street, Block 531, Lot 6, Borough of Manhattan Community Board #2M.

Laid over from September 11, 1979 for hearing.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

NOVEMBER 7, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 7, 1979*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

668-79-A

APPLICANT—Wechsler-Grasso-Menziuso for 23rd Street, Loft Corporation, owner.

SUBJECT—Application June 7, 1979—appeal from a decision of the Borough Superintendent re- rear yard, ventilation, egress.

PREMISES AFFECTED—241-243 west 23rd Street, north side, 385 feet west of 7th Avenue, Block 773, Lot 22, Borough of Manhattan.

670-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—130 Delmar Avenue, southwest corner of Stafford Avenue, Block 6317, Lot 28, Huguenot, Borough of Staten Island.

671-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Delmar Avenue, west side, 40 feet south of Stafford Avenue, Block 6317, Lot 30, Huguenot, Borough of Staten Island.

672-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Delmar Avenue, west side, 80 feet north of Sinclair Avenue, Block 6317, Lot 31, Huguenot, Borough of Staten Island.

673-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—142 Delmar Avenue, west side, 40 feet north of Sinclair Avenue, Block 6317, Lot 34, Huguenot, Borough of Staten Island.

674-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—146 Delmar Avenue, northwest corner of Sinclair Avenue, Block 6317, Lot 37, Huguenot, Borough of Staten Island.

675-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—432 Stafford Avenue, south side, 100 feet west of Delmar Avenue, Block 6317, Lot 25, Huguenot, Borough of Staten Island.

676-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—436 Stafford Avenue, south side 140 feet west of Delmar Avenue, Block 6317, Lot 23, Huguenot, Borough of Staten Island.

677-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—440 Stafford Avenue, south side, 180 feet west of Delmar Avenue, Block 6317, Lot 20, Huguenot, Borough of Staten Island.

678-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—444 Stafford Avenue, south side, 220.00 feet West of Delmar Avenue, Block 6317, Lot 19, Huguenot, Borough of Staten Island.

679-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—448 Stafford Avenue, south side 420 feet east of Nippon Avenue, Block 6317, Lot 17, Huguenot, Borough of Staten Island.

680-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—452 Stafford Avenue, south side 380 feet east of Nippon Avenue, Block 6317, Lot 15, Huguenot, Borough of Staten Island.

681-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

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SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—464 Stafford Avenue, south side 260 feet east of Nippon Avenue, Block 6317, Lot 9, Huguenot, Borough of Staten Island.

682-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.
SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—480 Stafford Avenue, south side 100 feet east of Nippon Avenue, Block 6317, Lot 1, Huguenot, Borough of Staten Island.

762-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for The Church Charity Foundation of Long Island, owner.
SUBJECT—Application July 2, 1979—for Modification of Certificate of Occupancy #211766 re- sprinkler system.
PREMISES AFFECTED—480 Herkimer Street, south side, 300 feet west of Albany Avenue, Block 1705, Lot 1, Borough of Brooklyn.

821-75-A

APPLICANT—Augustus A. Beekman Fire Commissioner for William J. Crocker, owner.
SUBJECT—Application July 23, 1979—for Modification of Certificate of Occupancy #2141 re- sprinkler system.
PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of The Bronx.

1000-79-A

APPLICANT—Jerome L. Grushkin for Benjamin Bolling, owner.
SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—724 Colifield Avenue, east side, 90 feet south of Westwood Avenue, Block 794, Lot 71, Willowbrook, Borough of Staten Island.

1076-79-A

APPLICANT—Edward Lauria for El-Rich Construction Corporation, owner.
SUBJECT—Application September 25, 1979—appeal from a decision of the Borough Superintendent, re- Interpretation of Section 23-47 of the Zoning Resolution.
PREMISES AFFECTED—2974, 2984, 2982, 2980, 2978, 2976 Hylan Boulevard, northeast corner of Guyon Avenue, Block 4018, Lot 12, New Dorp, Borough of Staten Island.

1086-79-A

APPLICANT—Dominick Salvatti and Son for Bruce Mailman, owner.
SUBJECT—Application October 4, 1979—appeal for interpretation from a decision of the Borough Superintendent, re- Sections 12-10 and 52-22 of the Zoning Resolution.
PREMISES AFFECTED—105 Second Avenue, west side, 25 feet north of 6th Street, Block 462, Lot 29, Borough of Manhattan.

161-79-A

APPLICANT—Borough Superintendent Department of Buildings, Max Donner, owner, R. Ferrara, Lessee.
SUBJECT—Application February 8, 1979—Revocation of Certificates of Occupancy #21877-57 and #23566-58.
PREMISES AFFECTED—1777 East Gun Hill Road, northeast corner of Bushnell Avenue, Block 4806, Lot 38-42, Borough of Bronx.

363-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.
SUBJECT—Application April 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as Simoniz Shines Like The Sun Liquid Car Wax in plastic squeeze bottle not in compliance with regulation of the Administrative Code of New York.

553-79-A

APPLICANT—William E. Cratty for Intercontinental Lubricants Corporation, owner.
SUBJECT—Application May 8, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as Old New England Lamp Oil in plastic bottle, not in compliance with regulation of the Administrative Code of New York City.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 13, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 3, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

501-79-BZ

APPLICANT—Harry Soled for Elemer Gluck, owner.
SUBJECT—Application for consideration—to withdraw the application of April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story and basement objection to an existing dwelling that encroaches on the required rear yard.
PREMISES AFFECTED—127 Penn Street, north side, 259.3 feet east of Bedford Avenue, Block 2211, Lot 51, Borough of Brooklyn.

502-79-A

APPLICANT—Harry Soled for Elemer Gluck, owner.
SUBJECT—Application for consideration—to withdraw the application of April 24, 1979—Appeal from a decision of the Borough Superintendent re- proposed two story enlargement at basement and first floor—Multiple Dwelling Law.
PREMISES AFFECTED—127 Penn Street, north side, 259.3 feet east of Bedford Avenue, Block 2211, Lot 51, Borough of Brooklyn.

542-79-BZ

APPLICANT—Harry Soled for Chaim Rister, owner.
SUBJECT—Application for consideration—to withdraw the application of May 3, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story

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enlargement to a two family dwelling that creates non-compliance in floor area ratio, open space ratio, and encroachment into the front and side yards.

PREMISES AFFECTED—727 Avenue M, northwest corner of East 8th Street, Block 6543, Lot 45, Borough of Brooklyn.

704-53-BZ

APPLICANT—Charles M. Spindler Associates for Ella Mandelbaum, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 23, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs and office, and permitting the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—145-55 New York Boulevard and 145-55 to 145-66 Farmers Boulevard, northeast corner, Block 13313, Lot 40, Jamaica, Borough of Queens. Community Board #13Q.

864-77-BZ

APPLICANT—Robert E. Lawless for Henry Bialer, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 9, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 and R6 district, on a plot previously before the Board, the change in use of an existing one story building from stores into an automobile showroom with accessory open and enclosed sales.

PREMISES AFFECTED—141-40 Northern Boulevard, south side, 101.72 feet west of Parsons Boulevard, Block 5012, Lots 37, 41 and 43, Flushing, Borough of Queens.

750-78-A

APPLICANT—Nevada Towers Associates, owner.

SUBJECT—Application for consideration—reopening for amendment to the resolution—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy; previously granted on condition.

PREMISES AFFECTED—2021-2035 Broadway, 201-215 Amsterdam Avenue, northwest corner of West 69th Street, Block 1141, Lot 1, Borough of Manhattan.

501-73-BZ

APPLICANT—Lauria Associates for Mort Williams, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired April 26, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building to be occupied as retail stores.

PREMISES AFFECTED—4215 Hylan Boulevard, west side, 45.15 feet north of Robinson Avenue, Block 5286, Lot 39, Great Kills, Borough of Staten Island.

672-65-BZ

APPLICANT—122 East 38th Street Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 22, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the change in use of an existing five story building from one family dwelling and office to offices throughout.

PREMISES AFFECTED—122 East 38th Street, south side, 139 feet west of Lexington Avenue, Block 893, Lot 78, Borough of Manhattan. Community Board #6M.

282-78-BZ

APPLICANT—McGee and Morsellino for Kohlsmier Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-1 district, the conversion of an existing five story and penthouse factory structure into a multiple dwelling.

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens.

ZONING CASES

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 72-21 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3403(b) to Section 216 of Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

764-79-BZ

APPLICANT—Tufo, Jornston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the construction of a penthouse enlargement to existing eight story building and the conversion from manufacturing and commercial occupancy into a multiple dwelling that has less than the required distance between window and lot lines.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan. Community Board #2M.

CALENDAR

765-79-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan.

804-79-BZ

APPLICANT—H. M. Cole for Manhattan Eye, Ear and Throat Hospital, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Sections 72-21, 73-64, 73-641 of the Zoning Resolution, to permit in an R7 district, the erection of an eight story hospital addition that penetrates the sky exposure plane, exceeds the permitted lot coverage and encroaches on the required rear yard.

PREMISES AFFECTED—222-32 East 64th Street, south side, 180 feet west of Second Avenue, Block 1418, Lot 32, Borough of Manhattan. Community Board #8M.

928-79-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application August 17, 1979—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C2-2 district, the erection of a one story enlargement to an existing automobile service station with accessory uses previously before the Board.

PREMISES AFFECTED—71-05 Myrtle Avenue, a/k/b 72-04/72-14 and 71-02/22 Cooper Avenue, northwest corner of 71st Place, Block 3692, Lot 1, Glendale, Borough of Queens. Community Board #5Q.

998-79-BZ

APPLICANT—Sheldon Lobel for Gold Street Properties, owner, Apple Health and Sports Club Ltd., Lessee.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 district, in conjunction with the rehabilitation of a seven story commercial building into a mixed building the use of the sub-celler mezzanine level into a physical culture establishment.

PREMISES AFFECTED—82-88 Fulton Street, 33-43 Gold Street, northeast Corner, Block 77, Lot 24 and 25, Borough of Manhattan, Community Board #1M.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 13, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, November 13, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

686-79-A

APPLICANT—United Technologies Corporation or Consolidated Edison Company, owner, United Technologies Corporation, lessee.

SUBJECT—Application June 8, 1979—appeal from a decision of the Fire Commissioner, re- Reformer Burner 301-E, Turbo Compressor Auxiliary Burner BRN 101-C, and Thermal Management Burner BRN 401-C.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue C, Block 990, Lot 15, Borough of Manhattan.

688-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Squeeze De-Icer" in 16 oz. plastic container with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

689-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Windshield Washer Concentrate" in 16 oz. plastic container with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

690-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Prime Gas Dryer" in 12 oz. plastic container with resistant cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

691-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Prestone Prime Gas Dryer" in 12 oz. plastic container with child resistant cap, container not in compliance with the regulation of the Administrative Code of the City of New York.

708-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2154 South Service Road, south side, 436.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 45, Pleasant Plains, Borough of Staten Island.

709-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2144 South Service Road, south side, 536.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 49, Pleasant Plains, Borough of Staten Island.

CALENDAR

710-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2136 South Service Road, south side, 636.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 53, Pleasant Plains, Borough of Staten Island.

711-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2130 South Service Road, south side, 698.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 56, Pleasant Plains, Borough of Staten Island.

712-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2126 South Service Road, south side, 718.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 58, Pleasant Plains, Borough of Staten Island.

713-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2122 South Service Road, south side, 738.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 60, Pleasant Plains, Borough of Staten Island.

714-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2116 South Service Road, south side, 758.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 62, Pleasant Plains, Borough of Staten Island.

715-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2106 South Service Road, south side, 838.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 67, Pleasant Plains, Borough of Staten Island.

716-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2096 South Service Road, south side, 938.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 72, Pleasant Plains, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, OCTOBER 2, 1979, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 18, 1979 were approved in the Bulletin of September 27, 1979, Volume 64, Number 38.

655-74-A

APPLICANT—H. W. Peter of BUG and G. Kelly, Kelro Consultants for Brooklyn Union Gas Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- use of naphtha as well as fuel oil for boiler burners at the SNG Plant; previously granted on condition.

PREMISES AFFECTED—438 Varick Avenue and 287 to 473 Maspeth Avenue, northeast corner, Block 2838, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. Peter and George Kelly.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 13, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 13, 1975 by adding thereto:

"To permit the use of natural gas by the addition of gas spuds to the existing burner assembly, substantially as shown on revised drawings of proposed conditions marked 'Received July 16, 1979'—one sheet and 'July 25, 1979'—one sheet; *on condition* that there will be periodic inspection and maintenance, to assure that the burner is in proper working order and that the amended approval for the burner assembly with additional gas spuds is for this location only; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with all respects." (F.D. Decision 7-16-79)

624-38-BZ—Vol. II

APPLICANT—BECA Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 28, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, on a plot presently occupied with a two story dwelling and two car garage, the use of the unbuilt upon portion for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3335 Hull Avenue, west side, 224.67 feet north of East 209th Street, Block 3348, Lots 66 and 70, Borough of The Bronx. Community Board #7BX.

APPEARANCES—

For Applicant: Edward R. Putlock.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #7BX recommended approval received on July 17, 1979; and

WHEREAS, this application was granted by the Board on December 16, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 2, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 16, 1958, as amended through May 28, 1974, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . .; on condition that the surface of the parking area shall be repaired where required, and that bumpers shall be installed where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 296-58)

928-53-BZ

APPLICANT—Charles M. Spindler Associates for Sun Oil Company (Sunmark Industries), owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 5, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica Avenue and 4914-4924 Avenue L, southwest corner, Block 7847, Lot 44, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: B. J. Arnato.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #18BK was notified by the applicant on July 10, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on June 15, 1954 on certain conditions; and

WHEREAS, a public hearing was held on this application October 2, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 15, 1954 as amended through May 9, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

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"*granted* for a term of ten years from the date of this amended resolution, to permit . . . that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 1307-53)

752-64-BZ

APPLICANT—Max Siegel Associates for Schnurmacher Brothers, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 20, 1979—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an C5-1 and R8 district, in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces within the required accessory garage.

PREMISES AFFECTED—999 Madison Avenue, east side, from East 77th Street to East 78th Street, 47 East 77th Street, 40 East 78th Street, Block 1392, Lot 49, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on September 26, 1979; and

WHEREAS, this application was granted by the Board on October 20, 1964 on certain conditions; and

WHEREAS, a public hearing was held on this application on October 2, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 20, 1964 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of fifteen years from October 20, 1979, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 534-64)

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

632-19-BZ—Vol. III

APPLICANT—Henry M. Garsson for Metromedia, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, in an existing four story building, the change in occupancy from public garage to studios, offices and storage incidental to radio and television broadcasting with accessory garage.

PREMISES AFFECTED—215-217 East 67th Street, north side, 275 feet east of Third Avenue, Block 1422, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry M. Garsson.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

63-79-BZ

APPLICANT—George J. Meltzer for John Manzolillo, owner.

SUBJECT—Application January 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story and cellar enlargement to an existing two family dwelling and dentist's office to be used as a funeral establishment.

PREMISES AFFECTED—58-12 Main Street, 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: John L. Crisona.

For Opposition: June Briese, Myra Baird Herce, Richard A. Herce, Frank Gualtiere, Isidore Levy, Martin Weiser, David Oats, Victor Flabane and others.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for continued hearing.

64-79-A

APPLICANT—George J. Meltzer for John Manzolillo, owner.

SUBJECT—Application January 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of frame structure as Dental office.

PREMISES AFFECTED—58-12 Main Street and 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for continued hearing.

96-79-BZ

APPLICANT—Dominick Salvati and Son for Starrett City Incorporated, owner, Eddie Arcaro's Restaurant, lessee.

SUBJECT—Application February 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an C4-3 district, within an existing shopping center, the addition to the uses of an existing restaurant to include an amusement arcade.

PREMISES AFFECTED—1344/50 Pennsylvania Avenue, southwest corner of Twin Pines Drive, Block 4452, Lot 15, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Ronald U. Noll and Harriet Jacobs.

For Opposition: None.

MINUTES

ACTION OF BOARD—Laid over to October 9, 1979, at 10 A.M., for continued hearing.

129-79-BZ

APPLICANT—A. H. Salkowitz and Carl Heimberger for Daniel Rubin, owner.

SUBJECT—Application February 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing warehouse that increases the degree of non-conformity.

PREMISES AFFECTED—172-47 Baisley Boulevard, west side, 142.31 feet south of Merrill Street, Block 12390, Lot 121, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Carl Heimberger.

For Opposition: Norman P. Huate and Nelson J. Gayle.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for continued hearing.

131-79-BZ

APPLICANT—Tucciarone and DiMilia for Rego Crescent Corporation, owner, 86-43 105th St. Realty Corporation, Contract Vendee.

SUBJECT—Application February 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-2 district the erection of a two story medical office building that exceeds the permitted area, encroaches on the required side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—162-01 92nd Street, southeast corner of 162nd Avenue, Block 10466, Lot 1, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Dr. Meyer Saad, Mario A. Tucciarone and Anthony R. Napolitano, M.D.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., for decision; hearing closed.

266-79-BZ

APPLICANT—Taki J. Langas for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 72-21 and 73-641 of the Zoning Resolution, to permit in an R-4 district, the erection of a new six story building to an existing Medical Center that creates non-compliance in floor area ratio, encroaches on the required front yard, penetrates the sky exposure plane and with less than the required accessory parking.

PREMISES AFFECTED—146-01 45th Avenue, northeast corner of Burling Street, Block 5199, Lots 7, 8, 9, 10, 110 21, 21T, Block 5198, Lots 12 and 25, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: David Farber Taki J. Langas, Philip A. Palese and Victor Nevins.

For Opposition: None.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

267-79-BZ

APPLICANT—Taki J. Langas for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 73-451 and 73-452 of the Zoning Resolution, to permit in a R-2 district, the construction and maintenance of an off-site accessory parking facility for an existing medical center.

PREMISES AFFECTED—144-11 45th Avenue, north side, 50 feet west of Burling Street, Block 5196, Lots 3, 5, 10, 77, 79 and 82, Flushing, Borough of Queens. Community Board #7Q.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

268-79-BZ

APPLICANT—Taki J. Langas for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 73-451 and 73-452 of the Zoning Resolution, to permit in a R3-2 district, the construction and maintenance of an off-site accessory parking facility for a medical center.

PREMISES AFFECTED—144-14 45th Avenue, south side, 75 feet west of Burling Street, Block 5204, Lots 4 and 9, Borough of Queens. Community Board #7Q.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

270-79-BZ

APPLICANT—Samuel J. Kisseloff for Paul Siegel Antiques, Incorporated, owner.

SUBJECT—Application March 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a C6-1 district, on a Zoning lot containing two commercial structures, the conversion of both buildings into apartments that creates non-compliance in floor area ratio, open space ratio and lot area per room on one building.

PREMISES AFFECTED—808 Broadway, 110 Fourth Avenue, east side, 240.4 feet north of East 10th Street, Block 557, Lots 9 and 26, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Robert Siegel, Richard Jacker, Steven Jacobs and Alfred Wen.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., for decision, hearing closed.

271-79-A

APPLICANT—Samuel J. Kisseloff for Paul Siegel Antiques, owner.

SUBJECT—Application March 13, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—808 Broadway, 110 Fourth Avenue, east side, 240.4 feet north of East 10th Street, Block 557, Lots 9 and 26, Borough of Manhattan.

MINUTES

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., for decision, hearing closed.

277-79-BZ

APPLICANT—Louis Lieberman for Samsol Homes, Incorporation, owner.

SUBJECT—Application March 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in an R-5 district the erection of a three story and cellar, three family dwelling that encroaches on the required front, side and rear yards.

PREMISES AFFECTED—1641-49th Street, north side, 320 feet, east of 16th Avenue, Block 5448, Lot 74, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: Mac Laiuvaro, Josephine Padela, Sara Brook, Betha Dingoff and Rudolph J. Miele.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., for decision, hearing closed.

278-79-A

APPLICANT—Louis Lieberman for Samsol Homes, Incorporation, owner.

SUBJECT—Application March 13, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1641-49th Street, north side, 320 feet east of 16th Avenue, Block 5448, Lot 12, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., for decision, hearing closed.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an C6-1 district, in an existing seven story building, the conversion of the second through seventh floors into joint living/working quarters for artists.

PREMISES AFFECTED—351/53 Jay Street, east side, 147.7 feet south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Ronald Unoll and Harriet Jacobs.

For Opposition: John Rorer.

For Administration: Victor L'Eplattenieu, C.P.C.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for continued hearing.

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a decision of the Borough Superintendent re- bedroom windows.

PREMISES AFFECTED—351-353 Jay Street, east side, 147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for continued hearing.

364-79-BZ

APPLICANT—Joseph Pell Lombardi for 252 West 30th Street Association, owner.

SUBJECT—Application April 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story structure, the conversion of the second through fifteenth floors from lofts into apartments.

PREMISES AFFECTED—252 West 30th Street, south side, 100.3 feet east of 8th Avenue, Block 779, Lot 71, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff and Joseph Lombardi.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., for decision; hearing closed.

366-79-BZ

APPLICANT—Samuel J. Kisseloff for Shul-Reis Realty Company, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Sections 72-01, 72-21 and 73-241 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C2-8 district, the construction of four additional stories on an existing one story and basement commercial building that creates non-compliance on the commercial lot area and floor area requirement.

PREMISES AFFECTED—1185 1st Avenue, northwest corner of East 64th Street, Block 1439, Lot 23, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Warner LeRoy and Ken Yesment.

For Opposition: Jonathan D. Green, Sidney S. Allen and Pedro Molina.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., for decision, hearing closed.

638-78-BZ

APPLICANT—Howard I. Brenner for 58 Realopp Corporation, owner, H.I.S. Enterprises, Incorporated, lessee.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4CL district, in an existing four story and penthouse structure, the expansion into

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the fourth floor of the existing physical culture establishment located on the second and third floors.

PREMISES AFFECTED—300 West 58th Street, a/k/a 989 Eighth Avenue, southwest corner, Block 1048, Lot 36, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: None.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Waived public hearing.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 30, 1979, after due notice by publication in the Bulletin; laid over to February 27, 1979; then to March 27, 1979; then to May 1, 1979; then to May 22, 1979; then to June 5, 1979; then to September 11, 1979; then to October 2, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated July 26, 1978, acting on Alt. Applic. #708/1978, reads:

"2. The proposed use of fourth floor for physical culture establishment (bathing establishment without pool), Use Group 9, is contrary to Section 32-18 of Z.R. and 96-524 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, the record does not substantiate the finding that a reasonable return cannot be obtained without a variance; and

WHEREAS, this physical culture establishment does not contain any accessory regulation sized sports facility; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make findings b and e, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated July 26, 1978, acting on Alt. Applic. #708/1978, Objection No. 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

371-79-BZ

APPLICANT—John W. Stacom for Feinrose Association, owner. Super A-musement Incorporated, lessee.

SUBJECT—Application April 18, 1979—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in an M2-1 district within an existing shopping center the change in use of one store into an amusement arcade.

PREMISES AFFECTED—133-42 Whitestone Expressway, southeast corner of Downing Street, Block 4367, Lot 1, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Joseph Raia.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 24, 1979, after due notice by publication in the Bulletin; laid over to September 18, 1979; then to October 2, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 16, 1979, acting on Alt. Applic. #127/1979, reads:

"1. Proposed U.G. 15 (Amusement arcade) in a M2-1 zone is contrary to Section 42-00 of the Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-35 of the Zoning Resolution; and

WHEREAS, a majority of the establishments within this section of the shopping center have not expressed objection to this proposal; and

WHEREAS, this use is consistent with the recent local legislation and zoning amendments; and

WHEREAS, this is a joint application made by the management and operator of the amusement arcade shopping center; and

WHEREAS, the Board has imposed constraints on the operation as expressed in the condition; and

WHEREAS, the site fronts on and faces the parking area for this shopping center.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and grants a *Special Permit* under Section 73-35 of the Zoning Resolution to permit in an M2-1 district, within an existing shopping center, the change in use of one store into an amusement arcade *on condition* that all work conform to the drawings filed with this application, marked "Received April 18, 1979", 4 sheets, and "September 25, 1979", 2 sheets; *on further condition* that this Special Permit shall be limited to a term of one year; that the hours of operation be limited to from 10 A.M. to 11 P.M. Monday thru Saturday, and 12 Noon to 8 P.M. on Sunday; that no school-age children shall be admitted prior to 3:30 P.M. on school days; that the owner shall provide adult supervision and security at all times; that the amusement machines be restricted to games of skill; that there shall be a maximum of 25 machines; that there shall be no games of chance; that no food or beverage be sold on the premises; that there shall be no business sign on the rear elevation of this store; that there shall be no loitering, gambling or prizes awarded; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 3:24 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 2, 1979, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

440-39-SM

APPLICANT—Flintkote Company, Building Materials Manufacturing Division, owner.

SUBJECT—To include additional roofing material.

APPEARANCES—

For Applicant: None.

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ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

WHEREAS, the report of a Committee on Test reads:

440-39-SM: Amendment to resolution to include additional roofing material.

The Flintkote Company, Building Materials Manufacturing Division, Irving, Texas, requested that the resolution adopted May 23, 1939 and amended through January 25, 1977 under Calendar Number 440-39-SM be reopened and amended to include an additional roofing material.

PROPOSED USE: Roofing material.

DESCRIPTION: The material is Rex Flintkote Roofing No. 65. The core is dry felt, with a minimum weight of 10 pounds per 100 square feet. It is coated and surfaced with talc and mica on both sides. The finished weight is a minimum of 46.3 pounds per 100 square feet.

INSPECTION AND TEST: The roofing material has been tested and approved by Underwriters' Laboratories (File R1190).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 23, 1939 and amended through January 25, 1977 under Calendar Number 440-39-SM be reopened and amended to include an additional roofing material, Rex Flintkote Roofing No. 65, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 440-39-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

413-53-SM

APPLICANT—Victaulic Company of America, owner.

SUBJECT—Additional couplings and fittings.

APPEARANCES—

For Applicant: Thomas E. Healy.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

413-53-SM: Amendment to resolution to include additional couplings and fittings.

Victaulic Company of America, South Plainfield, New Jersey, requested that the resolution adopted September 22, 1953 and amended through July 5, 1978 under Calendar Number 413-53-SM be reopened and amended to include additional couplings and fittings.

PROPOSED USE: Couplings and fittings.

DESCRIPTION: The additional couplings and fittings are as follow: Style 72 Outlet Coupling, Style 90 Plainlock Coupling, Style 750 Reduced Coupling, Style 75 Coupling, Style HP-70 Rigid Coupling, Style 920/921 Mechanical—T, and Style 920 Cross Mechanical—T. The couplings and fittings are used on standpipe and sprinkler lines, drainage lines, water supply lines, and other water lines used for heating, cooling, and air conditioning purposes.

The characteristics and specifications of the couplings and fittings are as follow:

OUTLET COUPLING—STYLE 72

HOUSING—Malleable Iron conforming to ASTM-A47 or Ductile Iron conforming to ASTM-A536
Nominal Size—Inches

Coupling/ Pipe x	Grooved or Male Thread	Female P.T.	Maximum Joint Working Pressure (psi)
1½ x x x	— — —	½ ¾ 1	500
2 x x x	— — —	½ ¾ 1	500
2½ x x x	— — —	½ ¾ 1	500
2½ x x	— 1½ MPT	1¼ —	500
3 x x	— 1	¾ —	500
3 x x	— 1½	1 —	500
4 x x	— 1	¾ —	500
4 x x	— 2	1½ —	400
6 x x x	— — 2	1 1½ —	400

PLAINLOCK COUPLING—STYLE 90

HOUSING—Malleable Iron conforming to ASTM-A47 or Ductile Iron conforming to ASTM-A536

Style 90 Plainlock Couplings are designed for moderate pressure service on plain and beveled end steel pipe and Victaulic Plain End Fittings. Plainlock Couplings are not

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designed for use on plastic pipe, pipe with brittle linings, Schedule 80 steel, cast or ductile iron pipe.

Pipe is secured together by small stainless teeth, set into the housing on an angle which grip into the pipe as the nuts are tightened to torque specifications.

All sizes are supplied with painted housings and plated nuts and bolts. Galvanized housings are available.

Style 90 Plainlock Couplings must be assembled with nuts tightened to full torque specifications.

Coupling Size	Wall Thickness	Schedule or Gauge	Required Bolt Torque lb. ft.	Max. Joint Working Pressure (psi)
1	0.109	S-10	35	600
	0.083	14 ga.	35	500
	0.065	S-5	35	400
1½	0.109	S-10	60	600
	0.083	14 ga.	60	500
	0.065	S-5	60	400
2	0.125	⅝	60	400
	0.109	S-10	60	400
	0.083	14 ga.	60	300
	0.065	S-5	60	200
2½	0.156	5/32"	85	350
	0.120	S-10	85	300
	0.083	S-5	85	150
3	0.188	3/16"	100	325
	0.156	5/32"	100	275
	0.120	S-10	100	225
	0.083	S-5	100	125
4	0.188	3/16"	110	250
	0.156	5/32"	110	200
	0.120	S-10	110	175
	0.083	S-5	110	60
6	0.188	3/16"	160	175
	0.156	5/32"	160	100
	0.134	S-10	160	75
	0.109	S-5	160	75

Coupling	Coupling Size	Maximum Joint Working Pressure (psi)
REDUCING COUPLING—STYLE 750	1 x 1½	350
	2½ x 2	350
HOUSING—Malleable Iron conforming to ASTM-A47 or Ductile Iron conforming to ASTM-A536	3 x 2	350
	3 x 2½	350
	4 x 2	350
	4 x 3	350
	5 x 4	350
	6 x 4	350
	6 x 5	350
	8 x 6	350
COUPLING—STYLE 75	1½	500
	2	500
HOUSING—Malleable Iron conforming to ASTM-A47 or Ductile Iron conforming to ASTM-A536	2½	500
	3	500
	3½	500
	4	400
	4½	400
	5	400
	6	400
	8	350

	Coupling Size	Wall Thickness	Maximum Joint Working Pressure (psi)
RIGID COUPLING—STYLE HP-70	2	0.154	1,000
	2½	0.203	1,000
HOUSING—Pearlitic Malleable conforming to ASTM-A220 or Ductile Iron conforming to ASTM-A536 Victaulic Instructions call for a bolt torque of 60-80 lb/ft	3	0.216	1,000
	4	0.237	1,000
	6	0.280	1,000
	8	0.322	800
	8	0.277	700
	10	0.365	800
	10	0.307	700
	12	0.375	800
	12	0.330	600

MECHANICAL-T—STYLE 920/921

HOUSING—Malleable Iron conforming to ASTM-A47 or Ductile Iron conforming to ASTM-A536

All sizes are rated for 350 psi working pressure.

Victaulic instructions call for a bolt torque to 30 lb/ft for S/921 and 50 lb/ft for S/920.

Nominal Size—Inches		Style Number
Pipe Run	Branch	
2	x ½	921
	¾	921
	1	921
	1¼	921
	1½	921
2½	x ½	921
	¾	921
	1	921
	1¼	921
	1½	921
3	x ½	921
	¾	921
	1	921
	1¼	920
	1½	920
	2	020
4	x ½	921
	¾	921
	1	921
	1¼	920
	1½	920
	2	920
	2½	920
	3	920
5	x 1½	920
	2	920
	2½	920
	3	920
6	x 1½	920
	2	920
	2½	920
	3	920
	4	920
8	x 2½	920
	3	920
	4	920

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MECHANICAL-T—STYLE 920 CROSS

Mechanical-T Style 920 Cross can be achieved with the use of two Mechanical-T Upper Housings of the same run size and the same or different outlet size.

Only Style 920 Mechanical-T can be used for cross combinations.

Style 921 is not designed for this application.

Run	Nominal Size (IPS) Branch	
	A	B
3 x 3	x 1¼	x 1¼
	x 1½	x 1¼
	x 1½	x 1½
	x 2	x 1¼
	x 2	x 1½
	x 2	x 2
4 x 4	x 1¼	x 1¼
	x 1½	x 1¼
	x 1½	x 1½
	x 2	x 1¼
	x 2	x 1½
	x 2	x 2
	x 2½	x 1¼
	x 2½	x 1½
	x 2½	x 2
	x 2½	x 2½
	x 3	x 1¼
	x 3	x 1½
	x 3	x 2
	x 3	x 2½
	x 3	x 3
5 x 5	x 1½	x 1½
	x 2	x 1½
	x 2	x 2
	x 2½	x 1½
	x 2½	x 2
	x 2½	x 2½
	x 3	x 1½
	x 3	x 2
	x 3	x 2½
	x 3	x 3
6 x 6	x 1½	x 1½
	x 2	x 1½
	x 2	x 2
	x 2½	x 1½
	x 2½	x 2
	x 2½	x 2½
	x 3	x 1½
	x 3	x 2
	x 3	x 2½
	x 3	x 3
	x 4	x 1½
	x 4	x 2
	x 4	x 2½
	x 4	x 3
	x 4	x 4
8 x 8	x 2½	x 2½
	x 3	x 2½
	x 3	x 3
	x 4	x 2½
	x 4	x 3
	x 4	x 4

INSPECTION AND TEST: The couplings and fittings have been tested and approved by Underwriters' Laboratories (File EX 1820) and Factory Mutual Research (Serial No. 25399). The testing included pressure tests of a least 4 times the rated working pressures.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted September 22, 1953 and amended through July 5, 1978 under Calendar Number 413-53-SM be reopened and amended to include additional Victaulic couplings and fittings, Style 72 Outlet Coupling, Style 90 Plainlock Coupling, Style 750 Reduced Coupling, Style 75 Coupling, Style HP-70 Rigid Coupling, Style 920/921 Mechanical—T, and Style 920 Cross Mechanical—T, under the provisions of Articles 16 and 17 and RS 16 and RS 17 of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and the original resolution and previous amendments adopted under this Calendar Number. The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 413-53-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

770-67-SA

APPLICANT—Serge Elevator Manufacturing Corporation, owner.

SUBJECT—Elevator hoistway door interlocks.

APPEARANCES—

For Applicant: Frank Fair.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 770-67-SA: Amendment to resolution to show compliance with revised standards.

Serge Elevator Manufacturing Corporation, Wood Ridge, New Jersey, requested that the resolution adopted May 28, 1968 and amended May 26, 1970 under Calendar Number 770-67-SA be reopened and amended to show compliance with revised standards.

PROPOSED USE: Elevator hoistway door interlocks.

DESCRIPTION: The previously approved elevator hoistway door interlocks, Serge Models SD-1 and SD-2, have not been changed since their approval.

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INSPECTION AND TEST: The interlocks have been tested and approved by Underwriters' Laboratories (File SA4436) and have been certified to comply with the revised applicable standards, which were adopted February 20, 1979 under Calendar Number 72-79-BCR, to revise Reference Standard RS 18 of the Building Code of the City of New York.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted May 28, 1968 and amended May 26, 1970 under Calendar Number 770-67-SA be reopened and amended to show compliance with revised standards (Reference Standard RS 18 of the Building Code of the City of New York) of the Serge Models SD-1 and SD-2 elevator hoistway door interlocks, as described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 770-67-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

251-71-SA

APPLICANT—Automatic Sprinkler Corporation of America—A Division of A-T-O Incorporated, owner.

SUBJECT—To include changes in designations of corporate name, type of equipment; and to show additional sizes of cylinders of extinguishing agent.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

251-71-SA: Amendment to resolution to include changes in designations of corporate name, type of equipment; and to show additional sizes of cylinders of extinguishing agent.

Automatic Sprinkler Corporation of America, A Division of A-T-O Incorporated, Cleveland, Ohio, requested that the resolution adopted June 8, 1971 and amended February 22,

1977 under Calendar Number 251-71-SA be reopened and amended to include changes in designations of corporate name, type of equipment, and models of equipment; and to show additional sizes of cylinders of extinguishing agent.

PROPOSED USE: Automatic fire extinguishers for commercial cooking equipment.

DESCRIPTION: The change in corporate name is from Automatic Sprinkler Corporation, a Division of American LaFrance, Incorporated, Subsidiary of A-T-O Incorporated, to Automatic Sprinkler Corporation of America, A Division of A-T-O Incorporated.

The extinguishing agent used is Karbaloy II, and alkaline metal salt in water solution. This was previously categorized as an "anti-freeze" extinguisher. The extinguishing chemical is unchanged and additives have been eliminated; thus the extinguishing systems which use them are presently categorized as "wet chemical solution" extinguishing systems, in accordance with Underwriters' Laboratories terminology.

The previously approved models were all prefixed with "HD" and included additional alphanumeric designations. These are all presently known as the Model HD series, and the descriptions of the equipment, the limitations on the hazards to be protected and on the piping systems for each of the models are contained in the 1979 Automatic Sprinkler Range Guard Wet Chemical System Installation and Maintenance Manual.

The systems are available with additional volume and quantities of cylinders of extinguishing agent, as follow: one to four 4-gallon cylinders, one or two 6-gallon cylinders, and one 2½-quart cylinder. All other system components remain the same.

INSPECTION AND TEST: The extinguishing systems as described above have been tested and approved by Underwriters' Laboratories (File Ex 2458).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 8, 1971 and amended February 22, 1977 under Calendar Number 251-71-SA be reopened and amended to include changes in designations of corporate name, type of equipment, and models of equipment; and to show additional sizes of cylinders of extinguishing agent, as described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 251-71-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

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378-73-SA

APPLICANT—Firecom, Incorporated, owner.
SUBJECT—Additional use of fire alarm equipment.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE RESOLUTION—

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on test reads:

378-73-SA: Amendment to resolution to include additional use of fire alarm equipment.

Firecom, Incorporated, Woodside, New York, requested that the resolution adopted September 18, 1973 and amended through March 6, 1979 under Calendar Number 378-73-SA be reopened and amended to include an additional use of fire alarm equipment.

PROPOSED USE: Fire alarm equipment.

DESCRIPTION: The previously approved equipment is the 900 Series fire alarm control panels and the 210 binary coded fire alarm station. The equipment is used to meet Housing and Urban Development (HUD) fire protection requirements in buildings where they are applicable. In buildings over 300 feet in height, this equipment is interfaced with fire line telephone and signaling systems.

The 210 station sends signals to and receives signals from the 900 Series control panels. The control panels receive the signals from the 210 station and electronically interpret and process the signals as coded or non-coded alarms.

INSPECTION AND TEST: The 900 Series fire alarm control panels and 210 binary coded fire alarm station have been previously approved by the Board. Their uses as described above have been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted September 18, 1973 and amended through March 6, 1979 under Calendar Number 378-73-SA be reopened and amended to include additional uses of the 900 Series fire alarm control panels and the 210 binary coded fire alarm station to meet Housing and Urban Development (HUD) fire protection requirements, on condition that all uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17 of the Building Code and Chapter 19 of the Administrative Code of the City of New York Fire Preventives, and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 378-73-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

256-79-SA

APPLICANT—American District Telegraph Company, Incorporated, owner.

SUBJECT—Application March 8, 1979—Fire Alarm Monitoring and Control System 4520 Unimode System.

APPEARANCES—

For Applicant: Eric Balmir.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

256-79-SA: American District Telegraph Company, Incorporated, New York, filed for approval of the 4520 Unimode System under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm system.

DESCRIPTION: The fire alarm system is a modular type which can receive both automatic and manual input signals. The system can include a single detection and alarm zone or can include multiple zones with the addition of more modules. The system can handle zoned, non-coded, master coded and selectively coded systems. The system includes detection devices, signaling devices, and related peripheral equipment.

The components of the system are as follow:

4520-050	Blank Module Plate
4520-051	Data Cable
4520-052	Data Cable Terminator
4520-053	End of line Device Class "B" receiving circuit
- 4520-054	End of line Device Class "B" signal circuit
4520-055	Zone identification label
3210-011	Vibrating Bell
3210-012	Vibrating Bell
3210-013	Vibrating Bell
3210-014	Vibrating Bell
3210-021	Vibrating Bell
3210-022	Vibrating Bell
3210-023	Vibrating Bell
3210-024	Vibrating Bell
3210-131	Vibrating Bell
3210-132	Vibrating Bell
3210-133	Vibrating Bell
3210-134	Vibrating Bell
3407-006	Horns for indoor and outdoor use
3407-012	Horns for indoor and outdoor use
3407-024	Horns for indoor and outdoor use
3407-048	Horns for indoor and outdoor use
3408-012	Horn Lamp assemblies
3408-024	Horn Lamp assemblies
3408-212	Horn Lamp assemblies

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3408-224 Horn Lamp assemblies
 4520-010 Back Box
 4520-110 Door
 4520-210 Door
 4520-803 Power Supply
 4520-605 Battery Pack
 4520-028 Common Control Unit
 4520-128 Common Control Unit
 4520-228 Common Control Unit
 4520-328 Common Control Unit
 4520-428 Common Control Unit
 4520-528 Common Control Unit
 4520-628 Common Control Unit
 4520-728 Common Control Unit
 4520-029 Alarm Receiving Module one zone
 Class "A"
 4520-129 Alarm Receiving Module one zone
 Class "A"
 4520-030 Alarm Receiving Module two zone
 Class "B"
 4520-019 Close Circuit Monitoring Module
 4520-031 Alarm Receiving and signal control
 Module Class "B"
 4520-131 Alarm Receiving and signal control
 Module Class "B"
 4520-231 Alarm Receiving and signal control
 Module Class "B"
 4520-034 Alarm receiving (Class "A") and signal
 control Class "B" Module
 4520-334 Alarm receiving and signal control
 (Class "B") Module
 4520-434 Alarm receiving (Class "A") and signal
 control (Class "B") Module
 4520-534 Alarm receiving (Class "A") and signal
 control (Class "B") Module
 4520-035 Multiple Auxiliary Relay Module
 4520-032 Municipal Tie Module
 4520-033 Remote station connection Module
 4520-045 Remote trouble unit
 4520-041 Annunciator—4 zone with L.E.D.
 visual annunciators
 3410-101 Chimes
 3410-102 Chimes
 3410-103 Chimes
 3410-104 Chimes
 3410-105 Chimes
 3410-401 Chimes
 3410-402 Chimes
 3410-403 Chimes
 3410-404 Chimes
 8169-070 Speakers
 8169-025 Speakers
 3512 Smoke Detectors
 3513 Smoke Detectors
 3519 Smoke Detectors
 3515 Smoke Detectors
 3520-122 Smoke Detectors
 3520-123 Smoke Detectors
 3525-027 Smoke Detectors
 3517 Smoke Detectors
 3516 Smoke Detectors
 3518 Smoke Detectors
 3522-124 Smoke Detectors
 3522-126 Smoke Detectors
 3523-123 Smoke Detectors
 3523-120 Smoke Detectors
 5009 Manual Fire Alarm Station
 5009-010 Manual Fire Alarm Station
 4516-998 Door Release
 4516-990 Door Release
 4516-996 Door Release
 4516-997 Door Release
 4516-999 Door Release
 4516-980 Door Release
 4516-981 Door Release

4516-972 Door Release
 4516-198 Door Release
 4516-190 Door Release
 4516-196 Door Release
 4516-197 Door Release
 4516-199 Door Release
 4516-180 Door Release
 4516-181 Door Release
 4516-172 Door Release
 4517-003 Doors Closer
 4517-004 Doors Closer
 4517-013 Doors Closer
 4517-014 Doors Closer
 4517-203 Doors Closer
 4517-204 Doors Closer
 4517-213 Doors Closer
 4517-214 Doors Closer
 4517-403 Doors Closer
 4517-404 Doors Closer
 4517-413 Doors Closer
 4517-414 Doors Closer

INSPECTION AND TEST: The fire alarm system has been tested and approved by Underwriters' Laboratories (File S232) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the 4520 Unimode fire alarm system, with components as listed above, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on the following conditions:

1. All control panels shall be painted red.
2. No penetration shall be made through the tops of the control panels.
3. The control panels shall be properly grounded by using at least a No. 10 green conductor.
4. The components of the equipment shall be used in conjunction with each other to make up a system.
5. All uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17 of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Department Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 256-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
 Executive Director,
 For the Committee on Test,

STUART LOWENTHAL,
 Asst. Engr.,

THOMAS W. FARRICKER, JR.,
 Asst. Arch.,
 Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

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742-79-SA

APPLICANT—Air Balance New York City, Incorporation for Air Balance, Incorporation, owner.

SUBJECT—Application June 22, 1979—Air Balance Smoke/Fire Dampers Model 120 and 120J.

APPEARANCES—

For Applicant: Grover Nulty and Steven Klebanoff.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

742-79-SA: Air Balance New York City Incorporated, Bronx, New York, filed for approval of Air Balance Smoke/Fire Dampers, Models 120 and 120J, under the provisions of Articles 13 and 17 and RS 13 and 17 of the Building Code of the City of New York.

PROPOSED USE: 1½ hour fire rated smoke/fire dampers.

DESCRIPTION: The dampers are made of steel and are a multi-bladed type. They are combination reversible smoke dampers and fire dampers. The damper is controlled by two fusible links and a U. L. rated pneumatic or electric motor. The damper can be closed by either the melting of the first fusible link or by the motor. If the first fusible link melts, the second fusible link also melts and locks the damper. The damper then serves as an irreversible 1½ hour fire rated damper.

The damper can also be closed by the motor. The motor is actuated by a signal from a remote smoke detector, fire control panel, or other fire detection equipment. When the damper is closed by the motor and the fusible links have not been melted, the damper is not locked and is, therefore, reversible, because it can be reopened by the motor. In these circumstances, the damper serves as a smoke damper only, and does not have a fire rating.

The maximum sizes are 46" high x 24" wide for individual dampers and 46" high x 48" wide for assemblies of individual dampers.

INSPECTION AND TEST: The dampers have been tested and approved by Underwriters' Laboratories (File R4708-6-7).

RECOMMENDATIONS: The Committee on Test recommends the approval of Air Balance Smoke/Fire Dampers, Models 120 and 120J, as 1½ hour fire rated smoke/fire dampers, under the provisions of Article 13 and RS 13 of the Building Code of the City of New York, and as smoke dampers, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York (Local Law #5 of 1973), on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 742-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause of revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

803-79-SA

APPLICANT—Allied Electronics for Datacon, Incorporation, owner.

SUBJECT—Application July 2, 1979—Datacon PM-1000U Electronic Computer head for gasoline pumps.

APPEARANCES—

For Applicant: George Craig Andrews.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

803-79-SA: Allied Electronics Incorporated, Bristol, Pennsylvania, filed for approval of the Datacon PM-1000U electronic computer heads for gasoline pumps under the provisions of Section 026-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Dispenser computer for gasoline stations (including self-service uses).

DESCRIPTION: The equipment provides an electronic computer as an alternative to a mechanical computer and a display which has the capacity of up to \$1,999. The display also includes volume and amount of purchase. The computer employs electronic integrated circuits. The power requirements are 120 volts AC. The motor control relay is ¾ HP, 120/240 volts, AC.

INSPECTION AND TEST: The dispenser computer has been tested and approved by Underwriters' Laboratories (File MH10512).

RECOMMENDATIONS: The Committee on Test recommends the approval of the Datacon PM-1000U electronic computer head for gasoline pumps (including self-service uses): on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York, Fire Prevention Directives, and the requirements of City Council Intro No. 325 of 1978, or whatever form said Intro is adopted into law.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 803-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name,

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change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

854-79-SA

APPLICANT—Enraf-Nonius, owner.

SUBJECT—Application July 24, 1979—automatic remote level gauging of hazardous liquids in bulk storage tanks (801).

APPEARANCES—

For Applicant: Gerard Russillo and Robert Amis.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
854-79-SA: Enraf Nonius, Bohemia, New York, filed for approval of Series 801 liquid level gauges under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Liquid Level gauge for bulk petroleum products storage tanks.

DESCRIPTION: The gauge measures liquid heights in storage tanks. The sensing element is a displacer with a density higher than the liquid being measured. The element is partly immersed in the liquid and is balanced against the force of weighing springs. With the use of a flexible stainless steel measuring wire and a center contact fixed to a measuring shaft moving between two side contacts; the displacer is relocated to the new level when the liquid level is changed. The position of the displacer is signalled to provide an indication of the liquid level.

INSPECTION AND TEST: The liquid level gauges have been tested and approved by Factory Mutual Research (Serial No. 26898).

RECOMMENDATIONS: The Committee on Test recommends the approval of Enraf Nonius Series 801 liquid level gauges under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York on the following conditions:

1. Each gauge shall be equipped with automatic audible and visible alarms.
 2. The alarms shall be activated when the liquid level of the tanks reaches 95% of capacity and 98% of capacity.
 3. All uses, locations, and installations of the gauges shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.
- The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 854-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

927-79-SM

APPLICANT—Superior Fireplace Company division of Mobex Corporation, owner.

SUBJECT—Application August 16, 1979—B900 and B1000 Fireplaces, Models B938, B943, B1038, and B1043.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
927-79-SM: Superior Fireplace Company, division of Mobex Corporation, Fullerton, California, filed for approval of Superior fireplaces, Models B1038 and B1043, under the provisions of Article 5 and 15 and RS 5 and 15 of the Building Code of the City of New York.

PROPOSED USE: Factory built fireplaces.

DESCRIPTION: The fireplaces: Models B1038 and B1043, have openings of 38" and 43", respectively. Each fireplace has inlets, located at each side, for fresh combustion air. The air is brought in through ducts which are equipped with dampers to control the air supply.

The fireplace has outer and intermediate casings of 0.023" thick galvanized steel. The sides and rear are 0.023" thick aluminized steel. The floor and back wall of the firebox are covered with cast refractory. The transition assembly between the fireplace and chimney is 0.018" thick aluminized steel.

The chimney sections are 8" or 10" in diameter and are triple wall construction. The inner wall is 0.012" thick stainless steel. The intermediate wall is 0.018" thick aluminized steel. The outer wall is 0.018" thick galvanized steel. The firestop spacers, 0.018" thick galvanized steel, keep the chimney sections a minimum of 1" from joist construction.

The roof assembly is a 16½" diameter round section with galvanized steel flashing, draw band, mounting collar, aluminum coated steel rain cap, inner tubes, and a stainless steel flue pipe. The fireplace is further protected by a hearth extension and wall shields.

The overall height of the fireplace and chimney sections is a minimum of 12'-2" and a maximum of 80'.

INSPECTION AND TEST: The fireplace assemblies have been tested and approved by Underwriters' Laboratories (File MH8988).

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RECOMMENDATIONS: The Committee on Test recommends the approval of Superior fireplaces, Models B1038 and B1043, under the provisions of Article 5 and 15 and RS 5 and 15 of the Building Code of the City of New York on the following conditions:

1. The chimney sections and air vents and ducts shall be installed with minimum 1" clearances from combustible materials.

2. Only solid fuels shall be burned in the fireplaces.

3. The overall height of each fireplace and its chimney sections shall be no less than 12'-2" and no more than 80'.

4. All uses of the fireplaces in high rise buildings shall be in buildings designated as Class 1 (non-combustible) in accordance with the classifications of the Building Code of the City of New York which is presently in effect, Local Law No. 76, adopted December 6, 1968.

5. All uses, locations, and installations of the fireplaces shall comply with the applicable requirements of the Building Code of the City of New York.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 927-79-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1-78-SA

APPLICANT—Dor-O-Matic of New York, Incorporated, owner.

SUBJECT—Break-away arm for automatic door operator.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred to October 16, 1979, at 2 P.M., hearing closed.

38-79-A

APPLICANT—Barbara Brummer, Vice President for Boyle-Midway Division of American Homes Products Corporation, owner.

SUBJECT—Application January 10, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Wizard Fire Starter Gel" in one (1) ounce and two (2) ounce plastic pouches with heat sealed container not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

558-79-A

APPLICANT—Alphonse J. Calvanico for Ralten Real Estate and Building Corporation, owner.

SUBJECT—Application May 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5394 Amboy Road, south side, 40.27 feet west of Stecher Street, Block 6570, Lot 30, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1979, on N.B. Applic. #205/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 17, 1979 acting on N.B. Applic. #205/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1979); and *on further condition* that the building shall substantially conform to drawings marked received "May 8, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

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561-79-A

APPLICANT—E. E. La Rue for Siloo, Incorporated, owner.

SUBJECT—Application May 9, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as Siloo Gas Line Anti-Freeze in plastic bottle, not in compliance with regulation of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION— and

WHEREAS, the decision of the Fire Commissioner, dated April 24, 1979, on Folder #122-1967 IM, reads:

"We regret to inform you that your application to register your product 'Siloo Gas Line Anti-Freeze' a Flammable Mixture with a flash point below 75°F (T.O.C.) in containers as follows: 12 oz. round plastic bottle with child resistant plastic cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Section C19-59.0.c of the New York City Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was decided that the appeal should be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated April 24, 1979, acting on Folder Number 122-1967 IM, be and it hereby is *modified* and the appeal be and it hereby is *granted on the condition* that the container substantially comply with drawing filed "May 9, 1979", 1 sheet; that the modification shall apply to "Siloo Gas Line Anti-Freeze" in 12 ounce container only; and that the label have prominently displayed instructions; that the entire contents are to be emptied upon initial opening and that the label be in such style as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc; as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 561-79-A", and that in all other respects all applicable laws, rules and regulations shall be complied with.

532-78-A

APPLICANT—Ralph J. Schwarz, Jr., for York Amusement Company, Incorporated, owner, Jolar, Cinema, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

APPEARANCES—

For Applicant: Kenneth Small.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for hearing.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for hearing.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr., for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for hearing.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr., for Fun City Novelties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for hearing.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr., for Jean Messina and Kathryn Fahy, owner, Queens Paperbook Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—247 West 42nd Street, north side, 237.6 feet east of 8th Avenue, Block 1014, Lot 11, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for hearing.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet west of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Kenneth Small.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for hearing.

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540-78-A

APPLICANT—Ralph L. Schwarz, Jr. for Michael Zaffarano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for hearing.

338-79-A

APPLICANT—Sajra Discount Department Stores, Incorporated, owner.

SUBJECT—Application March 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—1963 Prospect Avenue, northwest corner of East Tremont Avenue, Block 3093, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Jack Ancona.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Appeal re-opened and laid over to October 30, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

550-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner, Owner of Premises—Mit-Will Realty.

SUBJECT—Application May 7, 1979—for Modification of Certificate of Occupancy re- sprinkler system.

PREMISES AFFECTED—419/21 Fifth Avenue, east side, 12 feet north of 8th Street, Block 999, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis, Fire Dept.

For Owner: William Soued.

ACTION OF BOARD—Laid over to October 30, 1979, at 2 P.M., for hearing.

566-79-A

APPLICANT—Leonard F. Rothkrug for Cast Dur Realty Company also known as Jet Sand And Stone Corporation, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Department of Ports and Terminals re- Storage of Asphalt.

PREMISES AFFECTED—38-05 College Point Boulevard, south side, 22.63 feet, east of Whitestone Expressway, Block 4942, Lot 57, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Gabe Pennino.

For Administration: Lt. R. J. Ellis, Fire Dept., Girish Shelat, Dept. of Ports and Terminals.

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for continued hearing.

572-79-A

APPLICANT—McGee and Morsellino for Bessie Reichman, owner. Save Way Astoria Incorporated, Long-term lessee.

SUBJECT—Application May 16, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service gasoline station is Contrary to Sec. 19-73-0-b2 of the Administrative Code.

PREMISES AFFECTED—38-01 21st Street, southwest corner of 38th Avenue, Block 471, Lot 734, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: S. P. Russo and D. DeBenedictis.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 9, 1979, at 2 P.M., for decision; hearing closed.

603-79-A

APPLICANT—Alphonse J. Calvanico for Henry Tausk, owner.

SUBJECT—Application May 18, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Elmbank Street, south side, 84.70 feet east of Harold Avenue, Block 5407, Lot 6, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 9, 1979, at 2 P.M., for decision; hearing closed.

604-79-A

APPLICANT—Alphonse J. Calvanico for Henry Tausk, owner.

SUBJECT—Application May 18, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—115 Elmbank Street, north side, 32.69 feet east of Harold Avenue, Block 5406, Lot 32, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 9, 1979, at 2 P.M., for decision; hearing closed.

609-79-A

APPLICANT—Joseph B. Raia for Michael Ajello, owner.

SUBJECT—Application May 22, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

MINUTES

PREMISES AFFECTED—124 Lenzie Street, south side, 460.45 feet west of Holdridge Avenue, Block 6361, Lot 95, Princess Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

642-79-A

APPLICANT—Jerome L. Grushkin for Richmond Cat Association, owner.

SUBJECT—Application June 5, 1979—Filed pursuant to Section 36, Article 3, General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—4234 Arthur Kill Road, southeast corner of Storer Avenue, Block 7314, Lot 10, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 9, 1979, at 2 P.M., for decision; hearing closed.

Adjourned: 4:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

ARTICLE

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BOARD OF STANDARDS AND APPEALS

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No. 41

DIRECTORY

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TELEPHONE—566-5174.

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CALENDAR

DOCKET

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Cal. No. Dept. Premises Affected

1085-79-BZ—B.M.—13-15 West 24th Street, north side, 266 feet west of Broadway, Block 826, Lot 29, Borough of Manhattan. Community Board #4M. Alt. #1056/78. re- proposed change of use from manufacturing use group 17 to residential and joint-living works quarters for artist. Contrary to Section 42-10 Z.R.

1086-79-A—B.M.—105 Second Avenue, west side, 25 feet north of 6th Street, Block 462, Lot 29, Borough of Manhattan. Alt. #924/79. re- proposed structural alteration exceeds definition of incidental alterations. Contrary to Section 52-22 Z.R.

1087-79-BZ—B.S.I.—Boundary Avenue, southwest corner of Midland Avenue, Block 3691, Lot 1, Grant City, Borough of Staten Island. Community Board #2S.I. N.B. #1472/79. re- proposed banquet catering establishment there are no applicable bulk, parking or loading requirements for a banquet and catering establishment. Contrary to Section 22-10 Z.R.

1088-79-A—B.S.I.—246 Flagg Place, east side, 2410 feet south of Four Corners Road, Block 895, Lot 42, Borough of Staten Island. re- proposed use of drywells for disposal of storm water (Local Law #7).

1089-79-BZ—B.BX.—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of Bronx. Community Board #8BX. Alt. #33/79, re- proposed change in use from eating and drinking establishment U.G. 6 eating and drinking establishment without restrictions. Contrary to Section 32-10 Z.R.

1090-79-A—F.D.—re- packaging of combustible mixture known as "Classic Premium Pre-Mix Windshield Washer Solvent", manufactured by Classic Chemical.

1091-79-A—B.Q.—112 Beach 221st Street, west side, 200 feet south of Breezy Point Boulevard, Block 16350, Lot part 400, Breezy Point, Borough of Queens. N.B. #168/79. re- proposed building not fronting on a legally mapped street, Section 36, Art. 3, of the General City Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

NOVEMBER 13, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 3, 1979*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

501-79-BZ

APPLICANT—Harry Soled for Elemer Gluck, owner.

SUBJECT—Application for consideration—to withdraw the application of April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story and basement objection to an existing dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—127 Penn Street, north side, 259.3 feet east of Bedford Avenue, Block 2211, Lot 51, Borough of Brooklyn.

502-79-A

APPLICANT—Harry Soled for Elemer Gluck, owner.

SUBJECT—Application for consideration—to withdraw the application of April 24, 1979—Appeal from a decision of the Borough Superintendent re- proposed two story enlargement at basement and first floor—Multiple Dwelling Law.

PREMISES AFFECTED—127 Penn Street, north side, 259.3 feet east of Bedford Avenue, Block 2211, Lot 51, Borough of Brooklyn.

542-79-BZ

APPLICANT—Harry Soled for Chaim Rister, owner.

SUBJECT—Application for consideration—to withdraw the application of May 3, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story enlargement to a two family dwelling that creates non-compliance in floor area ratio, open space ratio, and encroachment into the front and side yards.

PREMISES AFFECTED—727 Avenue M, northwest corner of East 8th Street, Block 6543, Lot 45, Borough of Brooklyn.

704-53-BZ

APPLICANT—Charles M. Spindler Associates for Ella Mandelbaum, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 23, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs and office, and permitting the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—145-55 New York Boulevard and 145-55 to 145-66 Farmers Boulevard, northeast corner, Block 13313, Lot 40, Jamaica, Borough of Queens. Community Board #13Q.

864-77-BZ

APPLICANT—Robert E. Lawless for Henry Bialer, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 9, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 and R6 district, on a plot previously before the Board, the change in use of an existing one story building from stores into an automobile showroom with accessory open and enclosed sales.

PREMISES AFFECTED—141-40 Northern Boulevard, south side, 101.72 feet west of Parsons Boulevard, Block 5012, Lots 37, 41 and 43, Flushing, Borough of Queens.

750-78-A

APPLICANT—Nevada Towers Associates, owner.

SUBJECT—Application for consideration—reopening for amendment to the resolution—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy; previously granted on condition.

PREMISES AFFECTED—2021-2035 Broadway, 201-215 Amsterdam Avenue, northwest corner of West 69th Street, Block 1141, Lot 1, Borough of Manhattan.

CALENDAR

501-73-BZ

APPLICANT—Lauria Associates for Mort Williams, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired April 26, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building to be occupied as retail stores.

PREMISES AFFECTED—4215 Hylan Boulevard, west side, 45.15 feet north of Robinson Avenue, Block 5286, Lot 39, Great Kills, Borough of Staten Island.

672-65-BZ

APPLICANT—122 East 38th Street Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 22, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the change in use of an existing five story building from one family dwelling and office to offices throughout.

PREMISES AFFECTED—122 East 38th Street, south side, 139 feet west of Lexington Avenue, Block 893, Lot 78, Borough of Manhattan. Community Board #6M.

282-78-BZ

APPLICANT—McGee and Morsellino for Kohlsmier Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-1 district, the conversion of an existing five story and penthouse factory structure into a multiple dwelling.

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

ZONING CASES

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 72-21 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3403(b) to Section 216 of Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

764-79-BZ

APPLICANT—Tufo, Jornston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the construction of a penthouse enlargement to existing eight story building and the conversion from manufacturing and commercial occupancy into a multiple dwelling that has less than the required distance between window and lot lines.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan. Community Board #2M.

765-79-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan.

804-79-BZ

APPLICANT—H. M. Cole for Manhattan Eye, Ear and Throat Hospital, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Sections 72-21, 73-64, 73-641 of the Zoning Resolution, to permit in an R7 district, the erection of an eight story hospital addition that penetrates the sky exposure plane, exceeds the permitted lot coverage and encroaches on the required rear yard.

PREMISES AFFECTED—222-32 East 64th Street, south side, 180 feet west of Second Avenue, Block 1418, Lot 32, Borough of Manhattan. Community Board #8M.

928-79-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

CALENDAR

SUBJECT—Application August 17, 1979—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C2-2 district, the erection of a one story enlargement to an existing automobile service station with accessory uses previously before the Board.

PREMISES AFFECTED—71-05 Myrtle Avenue, a/k/b 72-04/72-14 and 71-02/22 Cooper Avenue, northwest corner of 71st Place, Block 3692, Lot 1, Glendale, Borough of Queens. Community Board #5Q.

998-79-BZ

APPLICANT—Sheldon Lobel for Gold Street Properties, owner, Apple Health and Sports Club Ltd., Lessee.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 district, in conjunction with the rehabilitation of a seven story commercial building into a mixed building the use of the sub-celler mezzanine level into a physical culture establishment.

PREMISES AFFECTED—82-88 Fulton Street, 33-43 Gold Street, northeast Corner, Block 77, Lot 24 and 25, Borough of Manhattan, Community Board #1M.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 13, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, November 13, 1979*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1101-79-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated October 9, 1979 and received October 15, 1979.

SUBJECT—Modification of Reference Standard RS 13-11 (Air Conditioners, central cooling) of the Building Code of the City of New York.

1102-79-GR

SUBJECT—Automatic door operators.

918-79-SA

APPLICANT—Robertshaw Controls Company—fire alarm system.

611-79-SM

APPLICANT—Industrial Acoustics Company, Incorporated, owner.

SUBJECT—¾ hour fire rated wall and partition assembly.

686-79-A

APPLICANT—United Technologies Corporation or Consolidated Edison Company, owner, United Technologies Corporation, lessee.

SUBJECT—Application June 8, 1979—appeal from a decision of the Fire Commissioner, re- Reformer Burner 301-E, Turbo Compressor Auxiliary Burner BRN 101-C, and Thermal Management Burner BRN 401-C.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue C, Block 990, Lot 15, Borough of Manhattan.

688-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Squeeze De-Icer" in 16 oz. plastic container with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

689-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Windshield Washer Concentrate" in 16 oz. plastic container with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

690-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Prime Gas Dryer" in 12 oz. plastic container with resistant cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

691-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Prestone Prime Gas Dryer" in 12 oz. plastic container with child resistant cap, container not in compliance with the regulation of the Administrative Code of the City of New York.

708-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2154 South Service Road, south side, 436.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 45, Pleasant Plains, Borough of Staten Island.

709-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2144 South Service Road, south side, 536.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 49, Pleasant Plains, Borough of Staten Island.

710-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

CALENDAR

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—2136 South Service Road, south side, 636.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 53, Pleasant Plains, Borough of Staten Island.

711-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—2130 South Service Road, south side, 698.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 56, Pleasant Plains, Borough of Staten Island.

712-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—2126 South Service Road, south side, 718.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 58, Pleasant Plains, Borough of Staten Island.

713-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—2122 South Service Road, south side, 738.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 60, Pleasant Plains, Borough of Staten Island.

714-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—2116 South Service Road, south side, 758.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 62, Pleasant Plains, Borough of Staten Island.

715-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—2106 South Service Road, south side, 838.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 67, Pleasant Plains, Borough of Staten Island.

716-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—2096 South Service Road, south side, 938.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 72, Pleasant Plains, Borough of Staten Island.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

1106-78A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 20, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, November 20, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

CALENDAR

SPECIAL ORDER CALENDAR

806-79-A

APPLICANT—Sheldon Lobel for Idlewild Estates Corporation, owner.

SUBJECT—Application for consideration—to withdraw the application of July 16, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145-22-26 156th Street, west side, 175 feet south of 145th Avenue, Block 15010, Lots 14 and 11, Borough of Queens.

147-54-BZ

APPLICANT—Frederick A. Ketcher for Four Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the maintenance of existing legal high speed (automatic) auto laundry and permitting the erection and maintenance, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the erection and maintenance, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica Avenue, west side, from Midwood Street to Maple Street and 861-871 Midwood Street, Block 4589, Lot 95, Borough of Brooklyn. Community Board #9BK.

468-54-BZ

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #11Q.

426-31-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Louis Richman, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy from a storage garage for more than five cars, automobile repairs in connection with public and private garage and gasoline service station, all previously granted by the Board to motor vehicle repair shop, collision repairs, auto painting and spraying and parking of cars awaiting service.

PREMISES AFFECTED—2312-2316 Atlantic Avenue, south side, 79 feet 11 inches west of Eastern Parkway, Block 1435, Lot 36, Borough of Brooklyn. Community Board #8BK.

22-68-A

APPLICANT—Halperin, Shivitz, Scholer, Schneider and Eisenberg for Rebco Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- proposed use of aluminum vertically pivoted windows along lot lines; previously granted on condition.

PREMISES AFFECTED—109 East 58th Street, north side, 90 feet east of Park Avenue, 110 East 59th Street, Block 1313, Lot 5 (formerly Lots 5, 10, 66 and 67), Borough of Manhattan.

350-69-A

APPLICANT—M. Milton Glass for Dorving Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 23, 1979—appeal from a decision of the Fire Commissioner re- Elevators in Readiness; previously granted on condition.

PREMISES AFFECTED—215-217 West 40th Street, north side, 200 feet west of Seventh Avenue, Block 1012, Lot 23, Borough of Manhattan.

137-66-BZ

APPLICANT—Larry Meltzer for Federal Pump Repair Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired March 2, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-50 of the Zoning resolution, permitting in a C8-1 district, the erection of a one-story enlargement to an existing machine shop that encroaches on the required side and rear yards along a district boundary.

PREMISES AFFECTED—1127-1131 Utica Avenue, east side, 220 feet north of Clarendon Road, Block 4761, Lot 48 (formerly Lots 48 and 49), Borough of Brooklyn.

ZONING CASES

499-79-BZ

APPLICANT—Weinberg and Kirschenbaum for Raben Service Center Incorporated, owner.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, at an existing automotive service station with accessory uses previously before Board, the erection of a one-story enlargement and the addition to the uses to include automobile repairs and automobile sales.

PREMISES AFFECTED—1767-77 Cropsey Avenue, northwest corner of 18th Avenue, Block 6435, Lot 1, Borough of Brooklyn. Community Board #11BK.

514-79-BZ

APPLICANT—Arthur Guttman for Loft Management Company, owner.

CALENDAR

SUBJECT—Application April 30, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 New York City Charter of the Zoning Resolution, to permit in an M1-5 district, on a plot with an existing eight story commercial and manufacturing structure, the conversion of the second through eighth floors into a multiple dwelling.
PREMISES AFFECTED—39 East 19th Street, north side, 200 feet west of Park Avenue South, Block 848, Lot 28, Borough of Manhattan. Community Board #5M.

548-79-BZ

APPLICANT—Alvin Hausman for M. Weitzner, D. Weitzner individually and as Trustee L.W. and T. of Henry M. Weitzner, owner.

SUBJECT—Application May 4, 1979—decision of Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story commercial and manufacturing structure the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—247-251 West 29th Street, north side, 175 feet east of 8th Avenue, Block 779, Lots 10 and 12, Borough of Manhattan. Community Board #5M.

616-79-BZ

APPLICANT—William R. Sachs for Noneva Realty Corporation, owner.

SUBJECT—Application May 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (CL) district, the conversion of a four story structure into a multiple dwelling that does not have the required special district certification and layout.

PREMISES AFFECTED—363 West 46th Street, northeast corner of Ninth Avenue, Block 1037, Lot 6, Borough of Manhattan. Community Board #4M.

781-79-BZ

APPLICANT—Maurice Intrator for Horace Bullard, owner.

SUBJECT—Application July 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing store and the change in use into a public library that creates non-compliance within the required front and side yard.

PREMISES AFFECTED—947 Castle Hill Avenue, northwest corner of Bruckner Boulevard, Block 3688, Lot 42, Borough of The Bronx. Community Board #9BX.

858-79-BZ

APPLICANT—Lauria Associates for Larow Property Incorporated, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement in area of an existing two story dwelling and the conversion of the first floor into a store that creates non-conformity and increases the degree of non-compliance within the front yard.

PREMISES AFFECTED—4200 Hylan Boulevard, southwest corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island. Community Board #3S.I.

899-79-A

APPLICANT—Lauria Associates for Larow Property, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- proposed increase in area, on the third floor and proposed extension of the existing J3 use to the third floor.

PREMISES AFFECTED—4200 Hylan Boulevard, southwest corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island.

900-79-BZ

APPLICANT—Léonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R8 district, the erection of four additional stories on a existing five story office building and the conversion into a multiple dwelling that increases the degree of non-compliance in floor area ratio and open space ratio and creates non-compliance in lot area per room and the minimum distance between windows and lot lines.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan. Community Board #8M.

901-79-A

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan.

923-79-BZ

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story enlargement to an existing one story retail store structure and the change in occupancy into a plumbing contractors establishment.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of East 84th Street, Block 8021, Lot 37, Borough of Brooklyn. Community Board #18BK.

924-79-A

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—appeal from decision of Borough Superintendent, re- Proposed Plumbing Contractor's establishment, including loading and unloading and overnight parking of two small van trucks.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of 84th Street, Block 8021, Lot 37, Borough of Brooklyn.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application March 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

CALENDAR

Resolution, to permit in a R3-2 district the construction and maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens. Community Board #11Q.

Laid over from October 9, 1979, for hearing.

581-79-BZ

APPLICANT—Dominick Salvati and Son for William Bastardi and d/b/a B. and B. Auto Parts Incorporated, owner.

SUBJECT—Application May 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing automobile supply store and machine shop establishment, previously before the Board.

PREMISES AFFECTED—1255 East 180th Street, north side, 116.98 feet west of Van Nest Avenue, Block 4015, Lot 38, Borough of The Bronx. Community Board #11BX.

Laid over from October 16, 1979, for hearing.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 20, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon November 20, 1979*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

720-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Preston Avenue, southwest corner of Ogden Street, Block 5324, Lot 228, Eltingville, Borough of Staten Island.

721-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Ogden Street, south side, 100 feet west of Preston Avenue, Block 5324, Lot 223, Eltingville, Borough of Staten Island.

722-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—24 Ogden Street, south side, 185 feet west of Preston Avenue, Block 5324, Lot 218, Eltingville, Borough of Staten Island.

723-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—445 Oakdale Street, northwest corner of Preston Avenue, Block 5324, Lot 235, Eltingville, Borough of Staten Island.

724-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Preston Avenue, west side, 66.67 feet south of Ogden Street, Block 5324, Lot 231, Eltingville, Borough of Staten Island.

731-79-A

APPLICANT—Thomas Rochon for Lispenard Studio Corporation, owner.

SUBJECT—Application June 20, 1979—appeal from Fire Commissioner re- fire alarm system.

PREMISES AFFECTED—45-51 Lispenard Street, north side, 178 feet west of Broadway, Block 210, Lot 26, Borough of Manhattan.

737-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 22, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Prestone Windshield Washer Concentrate" in (16) sixteen fluid ounce polyethylene bottles, Owens Illinois BC-1-1757 with child resistant screw cap polyethylene-polypropylene two piece container not in compliance with regulations of the Administrative Code of New York City.

738-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 22, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Prestone Squeeze De-Icer" in (16) sixteen fluid ounce polyethylene bottle, Owens-Illinois BC-1-1757 with child resistant screw cap polyethylene-polypropylene two piece container not in compliance with regulations of the Administrative Code of New York City.

830-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 110, Clove Lakes, Borough of Staten Island.

831-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

CALENDAR

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 131, Clove Lakes, Borough of Staten Island.

845-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 133, Clove Lakes, Borough of Staten Island.

846-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 134, Clove Lakes, Borough of Staten Island.

847-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 136, Clove Lakes, Borough of Staten Island.

848-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 137, Clove Lakes, Borough of Staten Island.

849-79-A

APPLICANT—Lauria Associates for Contract Vendee, Ocean View Estates, Incorporation, owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 138, Clove Lakes, Borough of Staten Island.

850-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 140, Clove Lakes, Borough of Staten Island.

851-79-A

APPLICANT—Lauria Associates for Contract Vendee, Ocean View Estates, Incorporation, Lessee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 141, Clove Lakes, Borough of Staten Island.

852-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 143, Clove Lakes, Borough of Staten Island.

853-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1545.13 feet west of Victory Boulevard, Block 327, Lot 144, Clove Lakes, Borough of Staten Island.

532-78-A

APPLICANT—Ralph J. Schwarz, Jr. for York Amusement Company, Incorporated, owner, Jolar Cinema, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

CALENDAR

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novelties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Jean Messina and Kathryn Fahy, owner, Queens Paperbook Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—247 West 42nd Street, north side, 237.6 feet east of 8th Avenue, Block 1014, Lot 11, Borough of Manhattan.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet west of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

540-78-A

APPLICANT—Ralph L. Schwarz, Jr. for Michael Zaffarano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, OCTOBER 9, 1979, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon September 25, 1979, were approved in the Bulletin of October 4, 1979, Volume 64, Number 39.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for possible revocation of the resolution of July 18, 1978—appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Zweibel and Rod Stewart.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application to hear for possible revocation of the resolutions of July 18, 1978 and June 13, 1972.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the height of the building is 150 feet as per Certificate of Occupancy #76702 dated April 29, 1976, as to an elevator in readiness system is not required.

Resolved, that the Board of Standards and Appeals does hereby revoke the resolutions adopted on July 18, 1978 and June 13, 1972, that the building shall comply with all laws, rules and regulations applicable.

548-75-A

APPLICANT—Ira M. Sherman for 1110 Third Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979—appeal from a decision of the Borough Superintendent re- stairway enclosure; previously granted on condition.

PREMISES AFFECTED—1114 Third Avenue, west side, 40.5 feet north of East 65th Street, Block 1400, Lot 134, Borough of Manhattan.

APPEARANCES—

For Applicant: Ira M. Sherman.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 9, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 9, 1976, as amended through July 18, 1978, only as to the

time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 550-69)

247-78-A

APPLICANT—Wuest and Bailey for William N. Weidman, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—for Modification of Certificate of Occupancy #Q106790 re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—31-14 30th Avenue, south side, 50 feet west of 32nd Street, Block 615, Lot 37, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: R. Wuest.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application to reopen and amend the resolution *denied*.

THE VOTE TO REOPEN AND AMEND

Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, this proposal was initially offered to the Board for consideration and approval and the Board denied it.

Resolved, that the application to reopen and amend the resolution be and it hereby is *denied*. (Alt. 51-79)

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Hard-ing Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Morsellino.

For Opposition: Helen Philbin.

ACTION OF BOARD—Application reopened and restored to the Docket, for Hearing.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., Special Order Calendar, for hearing.

1290-66-BZ—Vol. II

APPLICANT—Larry Meltzer for Abe Rothstein and Cyrus Gebber, owners.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for possible revocation of the resolution of November 30, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a one story building for use as a retail store.

MINUTES

PREMISES AFFECTED—1836-1846 Rockaway Parkway and 9625 Avenue M, northwest corner, Block 8261, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Benjamin.

For Opposition: M. Collins and V. Asaro.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 14, 1971, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 14, 1971 as amended through November 30, 1976 by adding thereto:

"To amend the resolution dated November 30, 1976, by adding that the hours of operation shall be from 6:30 A.M. to 11:30 P.M. Monday thru Thursday and from 6:30 A.M. Friday morning until 11:30 P.M. Sunday night, that the signs shall be limited to the C1 District regulations, that the window fronting on Avenue M shall be non-openable, and that the premises shall substantially conform to revised drawing of proposed conditions marked 'Received October 5, 1979'—one sheet; and that all work shall be completed within 6 months from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects."

931-78-BZ

APPLICANT—Samuel H. Lindenbaum for 80-81 and First Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 72-01(b) and 72-21 of the Zoning Resolution; previously granted on condition, permitting in a C1-9 (R10) district, on a plot with an existing multiple dwelling, the erection of a 34 story and penthouse mixed building that exceeds the permitted floor area ratio, has less than the required lot area per room and minimum distance between building.

PREMISES AFFECTED—401 to 403 East 80th Street, 1540 to 1556 First Avenue, northeast corner and 400 to 410 East 81st Street, Block 1560, Lots 1, 44 and 45, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Francis R. Angelino, D. Brady, V. Carpenter and others.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on September 28, 1979; and

WHEREAS, this application was granted by the Board on March 6, 1979, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 6, 1979, only as to the deletion of the condition of the resolution, therein stated:

"and on further condition that the existing tenants in the structure at 410 East 81st Street be removed and the building demolished within 10 years from the date of this resolution; *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects". (N.B. 3-78)

516-43-A

APPLICANT—Saul Goldsmith for Welbilt Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the acting Borough Superintendent re- bed of mapped street; previously granted on condition.

PREMISES AFFECTED—57-46 Flushing Avenue, 59-05 60th Avenue, 58-12 59th Drive and 59-83 59th Street, east side, 214 feet 10 inches south of 59th Drive, Block 2649, Lot 113 (formerly Block 2649, Lots 113 and 115, Block 2653, Lot 5), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., Special Order Calendar, for decision; revised drawings; hearing closed.

562-63-A

APPLICANT—Harry J. Zweibel for Pen Plaza South Associates, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for possible revocation of the resolution of May 22, 1979—appeal from a decision of the Fire Commissioner re- elevator; previously granted on condition.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Zweibel and Rod Stewart.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

871-67-A

APPLICANT—Harry J. Zweibel for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for possible revocation of the resolution of May 22, 1979—appeal from a decision of the Fire Commissioner re- elevator to be kept in readiness; previously granted on condition.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Zweibel and Rod Stewart.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

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557-77-A

APPLICANT—Dominick Salvati and Son for Pan Am Motor Inn, owner.

SUBJECT—Application for consideration—reopening for amendment of the Resolution—Appeal from a decision of the Fire Commissioner—for Modification of Certificate of Occupancy #Q160047 re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—79-10 Queens Boulevard, south side, 80 feet east of Hillyer Street, Block 2453, Lot 40, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

78-77-BZ

APPLICANT—Samuel H. Lindenbaum for Arwin East 74th Street Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-9 (R10) and R8 district, the erection of a 33 story mixed building that exceeds the permitted floor area ratio and tower coverage, has less than the required lot area per room and encroaches on the required district between buildings.

PREMISES AFFECTED—1422-1428 Second Avenue, 300-308 East 75th Street, southeast corner and 303-311 East 74th Street, Block 1440, Lots 2 and 3, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Martin B. Swarsman, Leonard Litwin, Elliot Vilhas, Fred Fuller, Janette Mariacca, Carolyn Goebel, Irene De Ferio and others.

ACTION OF BOARD—Laid over to October 16, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

96-79-BZ

APPLICANT—Dominick Salvati and Son for Starrett City Incorporated, owner, Eddie Arcaro's Restaurant, lessee.

SUBJECT—Application February 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-3 district, within an existing shopping center, the addition to the uses of an existing restaurant to include an amusement arcade.

PREMISES AFFECTED—1344/50 Pennsylvania Avenue, southwest corner of Twin Pines Drive, Block 4452, Lot 15, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Opposition: None.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for continued hearing at the request of the applicant.

181-79-BZ

APPLICANT—Louis Lieberman for Bonah Construction Corporation, owner.

SUBJECT—Application February 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in an R5 district, the erection of a three story

and cellar, three family dwelling that encroaches on the required front, side and rear yards.

PREMISES AFFECTED—1665-50th Street, north side, 230 feet west of 17th Avenue, Block 5454, Lot 62, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: Dina Frank.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for decision; hearing closed.

182-79-BZ

APPLICANT—Louis Lieberman for Bonah Construction Corporation, owner.

SUBJECT—Application February 27, 1979—appeal from a decision of the Borough Superintendent re- wheelchair access and rear yard for proposed three (3) family dwelling.

PREMISES AFFECTED—1665 50th Street, north side, 230 feet west of 17th Avenue, Block 5454, Lot 62, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for decision; hearing closed.

275-79-BZ

APPLICANT—Louis Lieberman for Samsol Homes, Incorporated, owner.

SUBJECT—Application March 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 660 of the New York City Charter, to permit in an R6 district the erection of a three story and cellar, three family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—1518 53rd Street, south side, 137.6 feet east of 15th Avenue, Block 5477, Lot 12, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for decision; hearing closed.

276-79-A

APPLICANT—Louis Lieberman for Samsol Homes, Incorporated, owner.

SUBJECT—Application March 13, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1518 53rd Street, south side 137.6 feet east of 15th Avenue, Block 5477, Lot 12, Borough of Brooklyn.

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THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at
10 A.M., for decision; hearing closed.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hof-
stein, owner.

SUBJECT—Application March 27, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zon-
ing Resolution, to permit in a R3-2 district the construction
and maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway,
west side, 324.53 feet north of Northern Boulevard, Block
8129, Lot 44, Little Neck, Borough of Queens. Community
Board #11Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.
For Opposition: Helen Philbin, Larucqne Waters and Ian
L. Polow.

ACTION OF BOARD—Laid over to November 20, 1979,
at 10 A.M., for hearing at the request of the community
planning board.

341-79-BZ

APPLICANT—Leonard F. Rothkrug for Vincent and Lucy
Calicchio, owners.

SUBJECT—Application April 3, 1979—decision of the
Borough Superintendent, under Section 73-18 of the Zon-
ing Resolution, to permit in a R3-2 (RSD) district, the
erection of a one story building to be occupied as a riding
stable and academy.

PREMISES AFFECTED—201 Winant Avenue, east side,
256.13 feet south of Lucille Avenue, Block 7044, Lots 222
and 228, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Hyman Muss.

ACTION OF BOARD—Laid over to October 23, 1979, at
10 A.M., for continued hearing; additional information.

342-79-A

APPLICANT—Leonard F. Rothkrug for Vincent and Lucy
Calicchio, owners.

SUBJECT—Application April 3, 1979—appeal from a deci-
sion of the Borough Superintendent re- proposed building
not fronting on legal street, storm sewers and frame build-
ing without sprinklers.

PREMISES AFFECTED—201 Winant Avenue, east side,
256.13 feet south of Lucille Avenue, Block 7044, Lots 222
and 228, Rossville, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 23, 1979, at
10 A.M., for continued hearing; additional information to
be submitted.

346-79-BZ

APPLICANT—Harry Soled for Eugene Lichtenstein,
owner.

SUBJECT—Application April 4, 1979—decision of the Bor-
ough Superintendent under Section 72-21 of the Zoning
Resolution, to permit in a R-6 district, the erection of an
enlargement to the first floor of an existing three story

and basement multiple dwelling that creates non-compliance
in open space ratio and rear yard obstruction.

PREMISES AFFECTED—221 Keap Street, north side,
121 feet west of Marcy Avenue, Block 2194, Lot 46, Bor-
ough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at
10 A.M., for decision; hearing closed.

347-79-A

APPLICANT—Harry Soled for Eugene Lichtenstein,
owner.

SUBJECT—Application April 4, 1979—appeal from a deci-
sion of the Borough Superintendent re- open space ratio.

PREMISES AFFECTED—221 Keap Street, north side,
121 feet west of Marcy Avenue, Block 2194, Lot 46, Bor-
ough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at
10 A.M., for decision; hearing closed.

500-79-BZ

APPLICANT—Wax Bryman Associates for TCA Hudson
Street Incorporation, owner, El Diario, La Prensa, lessee.

SUBJECT—Application April 20, 1979—decision of the Bor-
ough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in an M1-5 district, in an existing
eight story commercial building, the conversion of the
third through eighth floors into apartments.

PREMISES AFFECTED—181-85 Hudson Street, north-
west corner of Vestry Street, Block 222, Lot 19, part of 22,
Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.
For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Laid over to October 30, 1979, at
10 A.M., for hearing at the request of the applicant and
City Planning Commission.

507-79-BZ

APPLICANT—McGee and Morsellino, for 164-02 Cross
Bay Boulevard Corporation, owner. J.T.R. Entertainment
Corporation, lessee.

SUBJECT—Application April 25, 1979—decision of the Bor-
ough Superintendent, under Section 73-24 of the Zoning
Resolution, to permit in a C2-2 district, in an existing one
story building occupied as a restaurant, the addition to the
uses to include cabaret.

PREMISES AFFECTED—164-02 Cross Bay Boulevard,
southwest corner of 164th Avenue, Block 1252, Lots 5 and
9, Howard Beach, Borough of Queens. Community Board
#10Q.

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APPEARANCES—

For Applicant: Joseph P. Morsellino.
For Opposition: None.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for deferred decision at the request of the applicant.

549-79-BZ

APPLICANT—Joseph Pell Lombardi for G-T Properties Associates, owner.

SUBJECT—Application May 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit, in a C5-5 district, in an existing 33 story structure, the conversion of the third through thirty third floors into apartments that creates non-compliance in lot area per room.

PREMISES AFFECTED—55 Liberty Street, northwest corner of Nassau Street, Block 64, Lot 8, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.
For Opposition: None.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

552-79-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Mary J. Lange, owner. Manoidis Enterprises, Contract Vendee.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 (SR) district, in conjunction with the erection of a one story restaurant, the expansion of the open accessory parking facility into the residence district.

PREMISES AFFECTED—9011 Third Avenue, east side, 58.1¼ feet south of 90th Street, Block 6081, Lots 3, 4, 6, 11, 13, 14 and 15, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Michael Moriarty, Louis Freda, C.B. #10BK., Peter A. Nevins and others.
For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

291-79-BZ

APPLICANT—Herbert Gallin Associated for Frank and Joseph Coretti, owner.

SUBJECT—Application March 16, 1979—decision of the Superintendent, under Section 11-413 of the Zoning Resolution, to permit C8-1 and R-4 district the change in use of an existing one story building previously before the Board from a garage into an automobile repair shop.

PREMISES AFFECTED—911 Sackett Avenue, north side, 94.24 feet east of Bronxdale Avenue, Block 4058, Lot 25, Borough of Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Herbert Gallin.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Carroll 1
Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta,
Commissioner Wolf 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1979, after due notice by publication in the Bulletin; laid over to October 9, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 27, 1979, acting on Alt. Applic. #251/1978, reads:

"1. Proposed change of use from non-storage garage for more than (5) M.V. to motor vehicle repair U.G. 16 located partly in C8-1 and R-4 districts and previously approved by the B.S.A. under Cal. #649-56-BZ must be referred to the Board for its determination as per Section 11-413 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E., and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the proposed change in use would impair the character of the surrounding residential area increasing the traffic congestion and air and noise pollution; and

WHEREAS, the disadvantages outweigh the advantages to be derived by the community.

Resolved, that the order and decision of the Borough Superintendent, dated February 27, 1979, acting on Alt. Applic. #251/1978, Objection No. 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

Adjourned: 3:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 9, 1979, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

110-79-A

APPLICANT—Spirit Fluid Manufacturing, Corporation, owner.

SUBJECT—Application February 9, 1979—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as "Spirit Light Charcoal Starter", in sixty-four (64) ounces round plastic bottle with child proof cap container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

519-79-A

APPLICANT—Vincent John Bartone for St. Nektarios Greek Orthodox Church, lessee.

SUBJECT—Application May 1, 1979—appeal from a decision of the Borough Superintendent, re- Proposed change in occupancy from a dwelling to a Church.

PREMISES AFFECTED—156-03 Sanford Avenue, northeast corner of 156th Street, Block 5329, Lot 3, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Vincent John Bartone.

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ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 12, 1979, on Alt. Applic. #910/78, reads:

"5. Proposed change in occupancy from a dwelling to a Church, in a frame building exceeding 600 sq. ft. in area and more than one story in height, exceeds the Height and Area limits specified in table of corresponding construction classification, stipulated in Sec. C26-254.0 (4.2.1) of the old 1938 Building Code.

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 12, 1979 acting on Alt. Applic. #910/78 Objection No. 5 be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of ten (10) years *on conditions* that the building shall substantially conform to drawings marked received "May 1, 1979", 4 sheets "October 3, 1979", 5 sheets and that all laws, rules and regulations shall be complied with.

603-79-A

APPLICANT—Alphonse J. Calvanico for Henry Tausk, owner.

SUBJECT—Application May 18, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—118 Elmbank Street, south side 84.70 feet east of Harold Avenue, Block 5407, Lot 6, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1979, on N.B. Applic. #2132/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 23, 1979, acting on N.B. Applic. #2132/78 Objection No. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received May 18, 1979, 3 sheets and that all laws, rules and regulations shall be complied with.

604-79-A

APPLICANT—Alphonse J. Calvanico for Henry Tausk, owner.

SUBJECT—Application May 18, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—115 Elmbark Street, north side, 32.69 feet east of Harold Avenue, Block 5406, Lot 42, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1979, on N.B. Applic. #203/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 23, 1979, acting on N.B. Applic. #203/79 Objection No. 1 and A and B be and it hereby is *modi-*

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filed under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways, and that the building shall substantially comply with drawings marked received "May 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

642-79-A

APPLICANT—Jerome L. Grushkin for Richmond Cat Association, owner.

SUBJECT—Application June 5, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—4234 Arthur Kill Road, southeast corner of Storer Avenue, Block 7314, Lot 10, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1979, on Alt. Applic. #34/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map, therefore no certificate of occupancy can be issued, as per Article 3, Sec. 36 of the General City Law."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 4, 1979 acting on Alt. Applic. #34/79 Objection No. 1 be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways, and that the building shall substantially comply with drawings marked received June 5, 1979. 1 sheet; and that all laws, rules and regulations shall be complied with.

97-79-A

APPLICANT—Alphonse J. Calvanico, for Melvin Kling, owner.

SUBJECT—Application February 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Petersons Lane, west side, 330.37 feet north of Amboy Road, Block 6976, Lot 83, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

98-79-A

APPLICANT—Alphonse J. Calvanico for Melvin Kling, owner.

SUBJECT—Application February 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—54 Petersons Lane, west side, 430.37 feet north of Amboy Road, Block 6976, Lot 77, Princes Bay, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

99-79-A

APPLICANT—Alphonse J. Calvanico for Melvin Kling, owner.

SUBJECT—Application February 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—64 Petersons Lane, west side, 530.37 feet north of Amboy Road, Block 6976, Lot 72, Princes Bay, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

100-79-A

APPLICANT—Alphonse J. Calvanico for Melvin Kling, owner.

SUBJECT—Application February 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Petersons Lane, west side, 630.37 feet north of Amboy Road, Block 6976, Lot 68, Princes Bay, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

350-79-A

APPLICANT—Roberts Consolidated Industries, owner.

SUBJECT—Application April 4, 1979—appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Weldwood Panel Adhesive", in eleven (11) ounce Fiber cartridge with N/A Kalamazoo, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Donald R. Kent Roberts.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

MINUTES

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to October 16, 1979, at
2 P.M., for decision; hearing closed.

351-79-A

APPLICANT—Roberts Consolidated Industries, owner.
SUBJECT—Application April 4, 1979—appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Weldwood Panel Weld", in fiber cartridge 11 ounce with N/A Kalamazoo, container not in compliance with the Regulations of the Administrative Code of the City of New York

APPEARANCES—

For Applicant: Donald R. Kent Roberts.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at
2 P.M., for decision; hearing closed.

513-79-A

APPLICANT—Leonard F. Rothkrug for The Turn Verein
In the City of New York, owner. Private Cabarets Incorporated, lessee.

SUBJECT—Application April 27, 1979—appeal from a decision of the Borough Superintendent, re- Interpretative from the wrongful decision of the Department of Buildings dated April 6, 1979.

PREMISES AFFECTED—1251/59 Lexington Avenue,
146/52 East 85th Street, southeast corner of Lexington
Avenue and East 85th Street, Block 1513, Lot 50, Borough
of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to October 16, 1979, at
2 P.M., for deferred decision; hearing previously closed.

545-79-A

APPLICANT—Ross S. Spiro for Michael Fortunato, owner.

SUBJECT—Application May 4, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—6 Johnson Street, west side,
62.27 feet north of Arthur Kill Road, Block 7207, Lot 255,
Rossville Borough of Staten Island.

APPEARANCES—

For Applicant: Ross S. Spiro.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at
2 P.M., for decision; hearing closed.

546-79-A

APPLICANT—Ross S. Spiro for Michael Fortunato, owner.

SUBJECT—Application May 4, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 Johnson Street, west side,
62.27 feet north of Arthur Kill Road, Block 7207, Lot 244,
Borough of Staten Island.

APPEARANCES—

For Applicant: Ross S. Spiro.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at
2 P.M., for decision; hearing closed.

553-79-A

APPLICANT—William E. Cratty for Intercontinental
Lubricants Corporation, owner.

SUBJECT—Application May 8, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as Old New England Lamp Oil in plastic bottle, not in compliance with regulation of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Charles Farnham.

ACTION OF BOARD—Laid over to November 7, 1979,
at 2 P.M., for continued hearing; additional information
to be submitted.

572-79-A

APPLICANT—McGee and Morsellino for Bessie Reichman,
owner. Save Way Astoria Incorporated, Long-term, lessee.

SUBJECT—Application May 16, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service gasoline station is Contrary to Sec. 10-73-0-b2 of the Administrative Code.

PREMISES AFFECTED—38-01 21st Street, southwest corner of 38th Avenue, Block 471, Lot 734, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to October 23, 1979, at
2 P.M., for deferred decision; hearing previously closed.

619-79-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application May 25, 1979—Appeal from a decision of the Borough Superintendent re- Rear yard and proper sized inner courts.

PREMISES AFFECTED—155/49 East 50th Street, north side 160 feet west of Third Avenue, Block 1305, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at
2 P.M., for decision; hearing closed.

628-79-A

APPLICANT—Roberts Consolidated Industries for The
Gibson-Homans Company, owner.

SUBJECT—Application May 29, 1979—appeal from a decision of the Fire Commissioner re- Packaging of com-

MINUTES

bustible mixture known as "Weldwood Roofing Cement" in Fiber Container with N/A Cleveland, container not in compliance with the regulation of the Administrative Code.

APPEARANCES—

For Applicant: Donald R. Kent Roberts.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

629-79-A

APPLICANT—Roberts Consolidated Industries for The Gibson-Homans Company, owner.

SUBJECT—Application May 29, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Weldwood Concrete Patch" in Fiber container with N/A Cleveland, container not in compliance with the regulation of the Administrative Code.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

630-79-A

APPLICANT—Roberts Consolidated Industries for The Gibson-Homans Company, owner.

SUBJECT—Application May 29, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Weldwood Block Top Patch" in Fiber container with N/A Cleveland container not in compliance with the regulation of the Administrative Code.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

631-79-A

APPLICANT—Robert Consolidated Industries for ADCO Products, Incorporated, owner.

SUBJECT—Application May 29, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Wellwood Butyl Rubber Caulk" in Fiber container with N/A Kalamazoo, container not in compliance with the regulation of the Administrative Code.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

813-79-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Mopar Winter Anti-Freezer Summer Coolant Part #106784" Plastic Bottle with Plastic Screw Top cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Neil W. Talling.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 16, 1979, at 2 P.M., for decision; hearing closed.

Adjourned: 3:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, October 16, 1979, Affecting Calendar Numbers—

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Minutes of Regular Meeting, Tuesday Afternoon, Octo- 16, 1979, Affecting Calendar Numbers—

851-40-SM	546-79-A	210-79-A
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1147-78-SA	629-79-A	213-79-A
962-79-SM	630-79-A	214-79-A
978-79-SM	631-79-A	215-79-A
551-73-SM	813-79-A	216-79-A
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CALENDAR

DOCKET

New Cases Filed Up To October 16, 1979

Cal. No. Dept. Premises Affected

1092-79-BZ—B.M.—112 Charlton Street, southeast corner of Greenwich Street, Block 597, Lot 45, Borough of Manhattan. Community Board #2M. Alt. #170/79. re-proposed use group 2 residential apartments within an M1-6 district. Contrary to Section 42-00 Z.R.

1093-79-BZ—B.M.—11 West 17th Street, north side 198 feet west of Fifth Avenue, Block 819, Lot 31, Borough of Manhattan. Community Board #5M. Alt. #706/79. re-proposed CL. A located in an M-1-6 district is Contrary to Section 42-10 Z.R.

1094-79-A—B.M.—11 West 17th Street, north side, 198 feet west of Fifth Avenue, Block 819, Lot 31, Borough of Manhattan. Alt. #706/79. re-proposed C-4 exterior stair to comply with 268 Local Law.

1095-79-BZ—B.Q.—67-01/19 108th Street, northeast corner of 67th Road, Block 2176, Lot 1, Forest Hills, Borough of Queens. N.B. #196/79. re-proposed center building, located within an R1-2 zone exceeds both the F.A.R. of 1.00 and lot coverage, with no front yard, sideyard, building walls penetrating the sky exposure plane, and no accessory off-street parking spaces. Contrary to Sections 24-11 Z.R., 24-34 Z.R., 24-35 Z.R. and 25-31 Z.R.

1096-79-BZ—B.M.—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan. Community Board #5M. Alt. #326/79. re-proposed residence building located in M1-6 district, there are no bulk or parking regulations. Contrary to Section 42-00 Z.R.

1097-79-BZ—B.M.—114 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 49, Borough of Manhattan. Community Board #5M. Alt. #325/79. re-proposed residence building located in M1-6 district, there are no bulk or parking regulations. Contrary to Section 42-00 Z.R.

1098-79-A—F.D.—1321 Avenue of Americas, 100-39 West 53rd Street, and 100-36 West 54th Street, Block 10016, Lots 14, 15, 18, 21 through 38, and 47 through 50, Borough of Manhattan. re-install automatic door holder on doors opening off the ballroom and exhibit halls on second and third floors, denied by Fire Department on October 5, 1979.

1099-79-BZ—B.M.—726-30 Broadway, west side, 310.2¾ feet south of Astor Place, Block 545, Lot 15, Borough of Manhattan. Community Board #2M. Alt. #705/79. re-proposed enlargement of building, increasing degree of non-compliance of building, sky exposure plane, maximum height of front wall and required front setbacks rear yard equivalent required, Contrary to Sections 43-121 Z.R., 54-31 Z.R., 43-43 Z.R., and 43-01 Z.R.

1100-79-A—F.D.—9131 Bedell Lane, northeast corner of Remsen Avenue, Block 8141, Lot 64, Borough of Brooklyn. re-Modification of Certificate of Occupancy #184093.

1101-79-BCR—re-Modification of Reference Standard RS 13-11 (Air Conditioners central cooling) of the Building Code of the City of New York.

1102-79-GR—re-Automatic door operators, such as treadle actuated types, which open inwardly swinging or sliding doors, have been previously approved by the Board.

1103-79-SM—Window Gate, anti-burglary window gate, manufactured by Manhattan Protection, Incorporated.

1104-79-BZ—348 West 36th Street, south side, 250 feet east of Ninth Avenue, Block 759, Lot 68, Borough of Manhattan. Community Board #4M. Alt. #863/79. re-proposed residence building located in M1-5 district, there are no bulk or parking regulation, Contrary to Section 42-00 Z.R.

1105-79-A—B.S.I.—406 Shirley Avenue, southeast corner of Barclay Avenue, Block 6366, Lot 9, Huguenot, Borough of Staten Island. N.B. #1390/79. re-proposed use of drywells for disposal of storm water (Local Law #7).

1106-79-A—B.S.I.—Wilson View Place, west side, 125.24 feet south of Douglas Road, Block 835, Lot 155, Emerson Hill, Borough of Staten Island. N.B. #1889/79 re-proposed building not fronting on a legally mapped street, Section 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1107-79-A—B.S.I.—326 Holdridge Avenue, southwest corner of Noel Street, Block 6364, Lot 49, Annadale, Borough of Staten Island. N.B. #1869/79. re-proposed building not fronting on a legally mapped street, Section 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1108-79-A—B.S.I.—722 Craig Avenue, west side, 600.00 feet north of Hylan Boulevard, Block 7941, Lot 26, Totterville, Borough of Staten Island. N.B. #1536/79. re-proposed use of drywells for disposal of storm water (Local Law #7).

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

NOVEMBER 20, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, November 20, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

805-79-A

APPLICANT—Sheldon Lobel for Idlewild Estates Corporation, owner.

SUBJECT—Application for consideration—to withdraw the application of July 16, 1979—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145-22-26 156th Street, west side, 175 feet south of 145th Avenue, Block 15010, Lots 14 and 11, Borough of Queens.

147-54-BZ

APPLICANT—Frederick A. Ketcher for Four Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the maintenance of existing legal high speed (automatic) auto laundry and permitting the erection and maintenance, of a gasoline service station, lubritorium, motor vehicle

CALENDAR

repairs, storage and sale of accessories and office and permitting the erection and maintenance, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica Avenue, west side, from Midwood Street to Maple Street and 861-871 Midwood Street, Block 4589, Lot 95, Borough of Brooklyn. Community Board #9BK.

468-54-BZ

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #11Q.

426-31-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Louis Richman, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy from a storage garage for more than five cars, automobile repairs in connection with public and private garage and gasoline service station, all previously granted by the Board to motor vehicle repair shop, collision repairs, auto painting and spraying and parking of cars awaiting service.

PREMISES AFFECTED—2312-2316 Atlantic Avenue, south side, 79 feet 11 inches west of Eastern Parkway, Block 1435, Lot 36, Borough of Brooklyn. Community Board #8BK.

22-68-A

APPLICANT—Halperin, Shivitz, Scholer, Schneider and Eisenberg for Rebco Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re-proposed use of aluminum vertically pivoted windows along lot lines; previously granted on condition.

PREMISES AFFECTED—109 East 58th Street, north side, 90 feet east of Park Avenue, 110 East 59th Street, Block 1313, Lot 5 (formerly Lots 5, 10, 66 and 67), Borough of Manhattan.

350-69-A

APPLICANT—M. Milton Glass for Dorving Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for

extension of term of variance which expired September 23, 1979—appeal from a decision of the Fire Commissioner re-Elevators in Readiness; previously granted on condition.

PREMISES AFFECTED—215-217 West 40th Street, north side, 200 feet west of Seventh Avenue, Block 1012, Lot 23, Borough of Manhattan.

137-66-BZ

APPLICANT—Larry Meltzer for Federal Pump Repair Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired March 2, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-50 of the Zoning resolution, permitting in a C8-1 district, the erection of a one-story enlargement to an existing machine shop that encroaches on the required side and rear yards along a district boundary.

PREMISES AFFECTED—1127-1131 Utica Avenue, east side, 220 feet north of Clarendon Road, Block 4761, Lot 48 (formerly Lots 48 and 49), Borough of Brooklyn.

ZONING CASES

499-79-BZ

APPLICANT—Weinberg and Kirschenbaum for Raben Service Center Incorporated, owner.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, at an existing automotive service station with accessory uses previously before Board, the erection of a one-story enlargement and the addition to the uses to include automobile repairs and automobile sales.

PREMISES AFFECTED—1767-77 Cropsey Avenue, northwest corner of 18th Avenue, Block 6435, Lot 1, Borough of Brooklyn. Community Board #11BK.

514-79-BZ

APPLICANT—Arthur Guttman for Loft Management Company, owner.

SUBJECT—Application April 30, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 New York City Charter of the Zoning Resolution, to permit in an M1-5 district, on a plot with an existing eight story commercial and manufacturing structure, the conversion of the second through eighth floors into a multiple dwelling.

PREMISES AFFECTED—39 East 19th Street, north side, 200 feet west of Park Avenue South, Block 848, Lot 28, Borough of Manhattan. Community Board #5M.

548-79-BZ

APPLICANT—Alvin Hausman for M. Weitzner, D. Weitzner individually and as Trustee L.W. and T. of Henry M. Weitzner, owner.

SUBJECT—Application May 4, 1979—decision of Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story commercial and manufacturing structure the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—247-251 West 29th Street, north side, 175 feet east of 8th Avenue, Block 779, Lots 10 and 12, Borough of Manhattan. Community Board #5M.

CALENDAR

616-79-BZ

APPLICANT—William R. Sachs for Noneva Realty Corporation, owner.

SUBJECT—Application May 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (CL) district, the conversion of a four story structure into a multiple dwelling that does not have the required special district certification and layout.

PREMISES AFFECTED—363 West 46th Street, northeast corner of Ninth Avenue, Block 1037, Lot 6, Borough of Manhattan. Community Board #4M.

781-79-BZ

APPLICANT—Maurice Intrator for Horace Bullard, owner.

SUBJECT—Application July 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing store and the change in use into a public library that creates non-compliance within the required front and side yard.

PREMISES AFFECTED—947 Castle Hill Avenue, northwest corner of Bruckner Boulevard, Block 3688, Lot 42, Borough of The Bronx. Community Board #9BX.

898-79-BZ

APPLICANT—Lauria Associates for Larow Property Incorporated, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement in area of an existing two story dwelling and the conversion of the first floor into a store that creates non-conformity and increases the degree of non-compliance within the front yard.

PREMISES AFFECTED—4200 Hylan Boulevard, southwest corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island. Community Board #3S.I.

899-79-A

APPLICANT—Lauria Associates for Larow Property, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- proposed increase in area, on the third floor and proposed extension of the existing J3 use to the third floor.

PREMISES AFFECTED—4200 Hylan Boulevard, southwest corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island.

900-79-BZ

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R8 district, the erection of four additional stories on a existing five story office building and the conversion into a multiple dwelling that increases the degree of non-compliance in floor area ratio and open space ratio and creates non-compliance in lot area per room and the minimum distance between windows and lot lines.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan. Community Board #8M.

901-79-A

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan.

923-79-BZ

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story enlargement to an existing one story retail store structure and the change in occupancy into a plumbing contractors establishment.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of East 84th Street, Block 8021, Lot 37, Borough of Brooklyn. Community Board #18BK.

924-79-A

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—appeal from decision of Borough Superintendent, re- Proposed Plumbing Contractor's establishment, including loading and unloading and overnight parking of two small van trucks.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of 84th Street, Block 8021, Lot 37, Borough of Brooklyn.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application March 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district the construction and maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens. Community Board #11Q.

Laid over from October 9, 1979, for hearing.

581-79-BZ

APPLICANT—Dominick Salvati and Son for William Bastardi and d/b/a B. and B. Auto Parts Incorporated, owner.

SUBJECT—Application May 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing automobile supply store and machine shop establishment, previously before the Board.

PREMISES AFFECTED—1255 East 180th Street, north side, 116.98 feet west of Van Nest Avenue, Block 4015, Lot 38, Borough of The Bronx. Community Board #11BX.

Laid over from October 16, 1979, for hearing.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

NOVEMBER 20, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon November 20, 1979*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

720-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Preston Avenue, south-west corner of Ogden Street, Block 5324, Lot 228, Eltingville, Borough of Staten Island.

721-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Ogden Street, south side, 100 feet west of Preston Avenue, Block 5324, Lot 223, Eltingville, Borough of Staten Island.

722-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—24 Ogden Street, south side, 185 feet west of Preston Avenue, Block 5324, Lot 218, Eltingville, Borough of Staten Island.

723-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—445 Oakdale Street, northwest corner of Preston Avenue, Block 5324, Lot 235, Eltingville, Borough of Staten Island.

724-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Preston Avenue, west side, 66.67 feet south of Ogden Street, Block 5324, Lot 231, Eltingville, Borough of Staten Island.

731-79-A

APPLICANT—Thomas Rochon for Lispenard Studio Corporation, owner.

SUBJECT—Application June 20, 1979—appeal from Fire Commissioner re- fire alarm system.

PREMISES AFFECTED—45-51 Lispenard Street, north side, 178 feet west of Broadway, Block 210, Lot 26, Borough of Manhattan.

737-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 22, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Prestone Windshield Washer Concentrate" in (16) sixteen fluid ounce polyethylene bottles, Owens Illinois BC-1-1757 with child resistant screw cap polyethylene-polypropylene two piece container not in compliance with regulations of the Administrative Code of New York City.

738-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 22, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Prestone Squeeze De-Icer" in (16) sixteen fluid ounce polyethylene bottle, Owens-Illinois BC-1-1757 with child resistant screw cap polyethylene-polypropylene two piece container not in compliance with regulations of the Administrative Code of New York City.

830-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 110, Clove Lakes, Borough of Staten Island.

831-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 112, Clove Lakes, Borough of Staten Island.

832-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 113, Clove Lakes, Borough of Staten Island.

833-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 115, Clove Lakes, Borough of Staten Island.

834-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

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847-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 136, Clove Lakes, Borough of Staten Island.

848-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 137, Clove Lakes, Borough of Staten Island.

849-79-A

APPLICANT—Lauria Associates for Contract Vendee, Ocean View Estates, Incorporation, owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 138, Clove Lakes, Borough of Staten Island.

850-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 140, Clove Lakes, Borough of Staten Island.

851-79-A

APPLICANT—Lauria Associates for Contract Vendee, Ocean View Estates, Incorporation, Lessee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 141, Clove Lakes, Borough of Staten Island.

852-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 143, Clove Lakes, Borough of Staten Island.

853-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1545.13 feet west of Victory Boulevard, Block 327, Lot 144, Clove Lakes, Borough of Staten Island.

532-78-A

APPLICANT—Ralph J. Schwarz, Jr. for York Amusement Company, Incorporated, owner, Jolar Cinema, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novel- ties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Jean Messina and Kathryn Fahy, owner, Queens Paperbook Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—247 West 42nd Street, north side, 237.6 feet east of 8th Avenue, Block 1014, Lot 11, Borough of Manhattan.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

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SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet west of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

540-78-A

APPLICANT—Ralph L. Schwarz, Jr. for Michael Zaffarano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 27, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, November 27, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013, on the following matters:

SPECIAL ORDER CALENDAR

85-36-BZ—Vol. III

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 29, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the change of use from shelter, outdoor garage, parking of more than five cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only) car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush Avenue and 1832-1850 East 48th Street, northeast corner, Block 8487, Lot 1, Borough of Brooklyn. Community Board #18BK.

923-57-BZ

APPLICANT—Ludwig P. Bono for Square Sanitarium Incorporated (Westchester Square Hospital), owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 13, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking of more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Hard- ing Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

541-68-BZ

APPLICANT—Lama and Vassalotti for Anthony B. Dacchille, long term lessee, Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain Certificate of Occupancy which expired July 11, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an C1-2 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—1723 Richmond Road, north side, 1016.14 feet west of Four Corners Road, Block 887, Lot 7, Dongan Hills, Borough of Staten Island.

ZONING CASES

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

626-79-BZ

APPLICANT—Millard Bresin for Ferdinand K. Johnstone, owner.

SUBJECT—Application May 20, 1979—decision of the Borough Superintendent, under Sections 73-27 and 73-62 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of an existing funeral establishment into an adjoining building that increases the degree of non-conformity and non-compliance.

PREMISES AFFECTED—300 East 104th Street, southeast corner of 2nd Avenue, Block 1675, Lots 49 and 50, Borough of Manhattan. Community Board #11M.

667-79-BZ

APPLICANT—Lichtner Associates for George Vass, owner.

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SUBJECT—Application June 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a plot with an open automobile sales establishment, the erection of an accessory display structure that increases the degree of non-conformity.

PREMISES AFFECTED—85-19 Rockaway Boulevard, northwest corner of 86th Street, Block 9056, Lot 11, Ozone Park, Borough of Queens. Community Board #11Q.

775-79-BZ

APPLICANT—Samuel J. Kisseloff for Contract Vendee: Milton Newman, lessee.

SUBJECT—Application July 6, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in a C8-4 district, the construction of a pent-house enlargement and the change in occupancy of an existing five story building from factory use into a multiple dwelling.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan. Community Board #8M.

776-79-A

APPLICANT—Samuel J. Kisseloff for Contract Vendee: Milton Newman, Lessee.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan.

805-79-BZ

APPLICANT—H. M. Cole for Orient Overseas Associates, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an C6-9CR district, in an existing 32 story office building, the conversion of mechanical equipment space into offices that create non-compliance in floor area ratio.

PREMISES AFFECTED—Wall Street Plaza, 88 Pine Street, southeast corner, Block 38, Lot 17, Borough of Manhattan. Community Board #1M.

871-79-BZ

APPLICANT—Wienberg and Kirshenbaum for George W. Ott, owner, Weiner and Cohen, Lessee.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an C1-2 district, in an existing two story mixed building previously before the Board, the extension of the dental laboratory on the first floor into the second floor.

PREMISES AFFECTED—Jamaica Avenue 212-25, north side, 84.36 feet east of 212th Street, Block 10601, Lot 34, Jamaica, Borough of Queens. Community Board #13Q.

987-79-BZ

APPLICANT—Leonard F. Rothkrug for Opera Equities Corporation, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Sections 72-21, 72-11 and

73-62 of the Zoning Resolution, to permit in an C4-6 district, the interpretation of the theoretical lot for the conversion of a hotel into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—213 West 76th Street, north side, 83 feet east of Broadway, Block 1168, Lot 22, Borough of Manhattan. Community Board #7M.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 27, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, November 27, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013, on the following matters:

1-78-SA

APPLICANT—Dor-O-Matic, Incorporated, owner.

SUBJECT—To include additional use of automatic door operator.

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminister Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

752-79-A

APPLICANT—Peter F. Oddo for Raymond Longobardi, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—384 Nelson Avenue, south side, 233.45 feet east of Drew Court, Block 5300, Lot 17, Great Kills, Borough of Staten Island.

753-79-A

APPLICANT—Peter F. Odo for Raymond Longobardi, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—386 Nelson Avenue, south side, 257.60 feet east of Drew Court, Block 5300, Lot 19, Great Kills, Borough of Staten Island.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

767-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr., owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of

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drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—6 Adams Avenue, south side
of Richmond Road, Block 3562, Lot 49, Dongan Hills,
Borough of Staten Island.

768-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr.,
owner.

SUBJECT—Application July 5, 1979—appeal from a deci-
sion of the Borough Superintendent, re- proposed use of
drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—8 Adams Avenue, south side of
Richmond Road, Block 3562, Lot 49, Dongan Hills, Bor-
ough of Staten Island.

769-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr.,
owner.

SUBJECT—Application July 5, 1979—appeal from a deci-
sion of the Borough Superintendent, re- proposed use of
drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Adams Avenue, south side
of Richmond Road, Block 3562, Lot 49, Dongan Hills,
Borough of Staten Island.

1084-79-A

APPLICANT—Leonard F. Rothkrug for Bayside Federal
Savings and Loan Association, owner.

SUBJECT—Application October 2, 1979—filed pursuant to
Sections 35 and 36, Article 3 of the General City Law
re- proposed construction in the bed of a mapped street
and not fronting on a legally mapped street.

PREMISES AFFECTED—20-02 Francis Lewis Boulevard,
northwest corner of Willets Point Boulevard, Block 4762,
Lot 1, Whitestone, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 1979, 10 A.M.

Present: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

Absent: Vice Chairman Agusta.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 2, 1979, were approved as printed in the Bulletin of October 11, 1979, Volume 64 Number 40.

562-63-A

APPLICANT—Harry J. Zweibel for Pen Plaza South Associates, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for possible revocation of the resolution of May 22, 1979—appeal from a decision of the Fire Commissioner re- elevator; previously granted on condition.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Zweibel.

For Opposition: Martin Seham and M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application to hear for possible revocation of the resolutions of May 22, 1979, December 16, 1969 and April 21, 1964.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

WHEREAS, the Board has received Fire Department Inspection Reports dated June 25, 1979, September 7, 1979, September 26, 1979, September 28, 1979 and October 4, 1979 indicating serious non-compliance with Calendar Number 630-56-GR; and

WHEREAS, the Board finds that the affidavit submitted by the applicant is unsatisfactory; and

WHEREAS, the Board feels that any further delay in providing adequate fire protection in accordance with the general resolution Calendar Number 630-56-GR would create a hazard to this building and adjoining structures.

Resolved, that the Board of Standards and Appeals does hereby revoke the resolutions adopted on May 22, 1979, December 16, 1969 and April 21, 1964, that the building shall comply with all laws, rules and regulations applicable.

871-67-A

APPLICANT—Harry J. Zweibel for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for possible revocation of the resolution of May 22, 1979—appeal from a decision of the Fire Commissioner re- elevator to be kept in readiness; previously granted on condition.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Zweibel.

For Opposition: Martin Seham and M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application to hear for possible revocation of the resolutions of May 22, 1979 and March 12, 1968.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

WHEREAS, the Board has received Fire Department Inspection Reports dated June 25, 1979, September 7, 1979, September 26, 1979, September 28, 1979 and October 4, 1979 indicating serious non-compliance with Calendar Number 630-56-GR; and

WHEREAS, the Board finds that the affidavit submitted by the applicant is unsatisfactory; and

WHEREAS, the Board feels that any further delay in providing adequate fire protection in accordance with the general resolution Calendar Number 630-56-GR would create a hazard to this building and adjoining structures.

Resolved, that the Board of Standards and Appeals does hereby revoke the resolutions adopted on May 22, 1979 and March 12, 1968, that the building shall comply with all laws, rules and regulations applicable.

178-41-BZ—Vol. II

APPLICANT—Alfred Laufer for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expires November 9, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid Avenue and 1097-1101 DeKalb Avenue, northwest corner, Block 1599, Lot 40, Borough of Brooklyn. Community Board #3BK.

APPEARANCES—

For Applicant: Alfred Laufer.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, Community Board #3BK was notified by the applicant on July 18, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on March 29, 1955, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 16, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on March 29, 1955 as amended through April 27, 1971 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from November 9, 1980, to permit . . . ; on condition that, the required shrubbery shall be maintained; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 1399-53)

582-58-BZ

APPLICANT—Lama and Vassalotti for Richard Corbisiero, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 25, 1979—

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decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the premises to be occupied as a parking lot solely for the employees and patrons of the restaurant located on Block 876, Lot 12 (Riccardio's).

PREMISES AFFECTED—21-12 to 21-20 (21-16 official) 24th Avenue, south side, 87.95 feet west of 23rd Street and 24-09 21st Street and 21-07 24th Road, Block 874, Lot 70, Astoria, Borough of Queens. Community Board #1Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, Community Board #1Q. was notified by the applicant on July 16, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on December 16, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 16, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 16, 1958 as amended through June 25, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolutions, to permit . . . ; *on condition that*, the barbed wire shall be removed from the fences; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 2042-58)

927-64-BZ

APPLICANT—Frederick A. Ketcher for Marichal-Agosto Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in an R7-2 district, the enlargement in area of an existing tropical products establishment previously before the Board to include the adjoining lot for accessory parking.

PREMISES AFFECTED—80-84 East 111th Street, south side, 114 feet west of Park Avenue, Block 1616, Lot 42, Borough of Manhattan. Community Board #11M.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, Community Board #11M recommended approval received on October 15, 1979; and

WHEREAS, this application was granted by the Board on

November 4, 1964 on certain conditions; and

WHEREAS, a public hearing was held on this application on October 16, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 4, 1964 as amended through December 10, 1974, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from December 10, 1979, to permit . . . ; *on condition that*, the sidewalk and curb shall be repaired where required and that the fence and gates fronting on East 111th Street shall be repaired; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1397-64)

78-77-BZ

APPLICANT—Samuel H. Lindenbaum for Arwin East 74th Street Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-9 (R10) and R8 district, the erection of a 33 story mixed building that exceeds the permitted floor area ratio and tower coverage, has less than the required lot area per room and encroaches on the required district between building.

PREMISES AFFECTED—1422-1428 Second Avenue, 300-308 East 75th Street, southeast corner and 303-311 East 74th Street, Block 1440, Lots 2 and 3, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Frances R. Angelino and Elliott Vilkas, R.A.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 17, 1977, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 17, 1977, as amended through July 5, 1978, by adding thereto:

"To permit the construction of a circular driveway in front of the lobby entrance, substantially as shown on revised drawing of proposed conditions marked 'Received October 12, 1979'—one sheet; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 79-69)

197-78-BZ

APPLICANT—Stephen B. Jacobs for Estate of Robert Steinberg, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 11, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning

MINUTES

Resolution, permitting in a C8-4 district, the conversion of a warehouse into a multiple dwelling with a store on the cellar level.

PREMISES AFFECTED—131-133 Perry Street, north side, 117 feet west of Greenwich Street, Block 633, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1978, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 11, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(Alt. 1076-77)

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., Special Order Calendar for continued hearing.

780-53-BZ

APPLICANT—Lama and Vassalotti for Pauline Kurfist, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th Street, west side, 100 feet north of 37th Avenue, Block 1198, Lot 54, Long Island City, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Assemblyman John LoPresto, Dorothy Pam, Denis Drucker, C. Bd. #2, Peter Durniak, C. Bd. #2, Frank J. Costello, Mrs. Solifer, E. Tores, E. Adamak, Mr. McArthur and F. Raffaelo.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., Special Order Calendar, for continued hearing; additional information to be submitted.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Martin Nardi Gambel and Herbert Gallin.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Burton Flax.

For Opposition: Leon E. Johnson and Eloise Tolbert.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

797-79-BZ

APPLICANT—Frank P. Farinella for Hurley and Farinella for Lab Tem, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of July 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C6-7T and C5 district, the conversion of an existing 15 story, the conversion of all floors above the fourth floor from offices into a multiple dwelling that creates non-compliance within the rear yard, rear setback and minimum distance between windows and lot lines.

PREMISES AFFECTED—1466 Broadway, 152 West 42nd Street, southeast corner, Block 994, Lot 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Farinella.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman, Agusta 1

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re-classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

MINUTES

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Alfonso Duarte and John R. Awlings.

For Opposition: Frank R. Wheeler, Jr. and Leo Edbril.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for decision; hearing closed.

78-79-BZ

APPLICANT—Dominick Salvati and Son for John Carneglia d/b/a Fountain Auto Sales, owner.

SUBJECT—Application January 30, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the enlargement in area of an existing automobile wrecking and dismantling establishment previously before the Board into the adjoining plot

PREMISES AFFECTED—671 Fountain Avenue, northeast corner of Wortman Avenue, Block 4527, Lots 94 and 110, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Harriet Jacobs

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for decision; additional information; hearing closed.

169-79-BZ

APPLICANT—Joseph Pell Lombardi for 113 Jane Street Corporation, owner.

SUBJECT—Application February 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, on a plot with a five story and two story structure the conversion of the second through fifth floors from factory into apartments.

PREMISES AFFECTED—341-345 West 37th Street, west side, 225 feet east of Ninth Avenue, Block 761, Lot 10, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for decision; hearing closed.

348-79-BZ

APPLICANT—Leonard F. Rothkrug for Claude's Auto Repair, Incorporated, owner.

SUBJECT—Application April 5, 1979—decision of the Borough Superintendent, under Sections 11-411, 11-413, and 72-21 of the Zoning Resolution, to permit, in an R5 district, at an existing automotive service station with accessory uses previously before the Board, the enlargement in area extension in term of the approval and the change in use into an automobile repair shop.

PREMISES AFFECTED—129-10 94th Avenue, south side, 52.51 feet east of 129th Street, Block 9445, Lot 23, Richmond Hill, Borough of Queens. Community Board #9Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for decision; hearing closed.

366-79-BZ

APPLICANT—Samuel J. Kisseloff for Shul-Reis Realty Company, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Sections 72-01, 72-21 and 73-241 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C2-8 district, the construction of four additional stories on an existing one story and basement commercial building that creates non-compliance on the commercial lot area and floor area requirement.

PREMISES AFFECTED—1185 1st Avenue, northwest corner of East 64th Street, Block 1439, Lot 23, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff.

For Opposition: Jonathan D. Green and Sidney S. Allen.

ACTION OF BOARD—Laid over to October 23, 1979, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

367-79-BZ

APPLICANT—Mok and Sonber for Edward Meegan, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story office building with accessory parking in the open area.

PREMISES AFFECTED—220-22 147th Avenue, southwest corner of Springfield Lane, Block 13434, Lot 91, Springfield Gardens, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: None.

For Opposition: Alvero Terry, Community Board #13Q.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for continued hearing at the request of the Community Planning Board.

MINUTES

368-79-A

APPLICANT—Mok and Sonber for Edward Meegan, owner.

SUBJECT—Application April 17, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—220-22 147th Avenue, south-west corner of Springfield Lane, Block 13434, Lot 191, Springfield Gardens, Borough of Queens.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for continued hearing at the request of the Community Planning Board.

581-79-BZ

APPLICANT—Dominick Salvati and Son for William Bastardi and d/b/a B. and B. Auto Parts Incorporated, owner.

SUBJECT—Application May 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing automobile supply store and machine shop establishment, previously before the Board.

PREMISES AFFECTED—1255 East 180th Street, north side, 116.98 feet west of Van Nest Avenue, Block 4015, Lot 38, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Opposition: Sally Reda, Eileen Bengtson, Louis Reda, Chris Raines, Catalina Piselli, Antonina Pavesi, Maria Bertorelli, Jeanette Gonin, Barbara Piccoli, Eleanor Tadda, Rev. Miguel deJesus and Rose Baltera.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for hearing at the request of the applicant.

684-79-BZ

APPLICANT—Samuel J. Kisseloff for Parish House Partners, Contract Vendee, Lessee.

SUBJECT—Application June 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-8 (R9) and R8 district, the construction of additional stories on an existing school and the conversion into nine story multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room, penetration of the sky exposure plane and encroachment into the yards, courts and distance between window and lot lines.

PREMISES AFFECTED—248 East 31st Street, south side, 77 feet west of 2nd Avenue, Block 911, Lot 42, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Solomon Sheer, P.E., Ted S. Fishman and Itzhak P. Recel.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for decision; hearing closed.

685-79-A

APPLICANT—Samuel J. Kisseloff for Parish House Partners, Contract Vendee.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent, re- proposed enlargement of Building of the Multiple Dwelling Law (7B).

PREMISES AFFECTED—248 East 31st Street, south side, 77 feet west of 2nd Avenue, Block 911, Lot 42, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for decision; hearing closed.

131-79-BZ

APPLICANT—Tucciarone and DiMilia for Rego Crescent Corporation, owner, 86-43 105th St. Realty Corporation, Contract Vendee.

SUBJECT—Application February 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-2 district the erection of a two story medical office building that exceeds the permitted area, encroaches on the required side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—162-01 92nd Street, southeast corner of 162nd Avenue, Block 10466, Lot 1, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Mario Tucciarone.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 11, 1979, after due notice by publication in the Bulletin; laid over to September 18, 1979; then to October 2, 1979; then to October 16, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated December 19, 1978, acting on N.B. Applic. #392/1978, reads:

"4. Area of proposed medical center, located in an R-2 district, exceeds 1500 sq. ft. in area and extends to the second floor contrary to Section 22-11 of Z.R.

7. Proposed construction of a two story medical center extending into the required rear yard on the interior lot portion of site is contrary to Section 24-33 of Z.R. and Section 24-36 of Z.R.

8. Proposed construction in a required side yard along easterly lot line is contrary to Section 24-35 of Z.R.

13. The proposed 16 car accessory parking is insufficient as per Section 25-31 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the record fails to substantiate the fact that this medical facility is a minimum variance; and

WHEREAS, the Board finds that on the basis of the record in this application it is unable to make finding (e) of Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated December 19, 1978, acting on N.B. Applic. #392/1978, Objection Nos. 4, 7, 8 and 13, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

MINUTES

270-79-BZ

APPLICANT—Samuel J. Kisseloff for Paul Siegel Antiques, Incorporated, owner.

SUBJECT—Application March 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a C6-1 district, on a zoning lot containing two commercial structures, the conversion of both buildings into apartments that creates non-compliance in floor area ratio, open space ratio and lot area per room on one building.

PREMISES AFFECTED—808 Broadway, 110 Fourth Avenue, east side, 240.4 feet north of East 10th Street, Block 557, Lots 9 and 26, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1979, after due notice by publication in the Bulletin; laid over to September 25, 1979; then to October 2, 1979; then to October 16, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1979, acting on Alt. Applic. #1118/1977, reads:

"24. Proposed building on lot 26 is contrary to Section 23-142 ZR since it exceeds permitted FAR and does not have min. required OSR.

25. Proposed building on lot 26 is contrary to Sec. 23-223 Z.R. since it exceeds permitted no. of zoning rooms".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C6-1 district, on a zoning lot containing 2 commercial structures, the conversion of both buildings into apartments that creates non-compliance in floor area ratio, open space ratio and lot area per room on one building *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked 'Received March 13, 1979', 1 sheet, "September 27, 1979", 22 sheets, and "October 11, 1979", 4 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces, connected to an alarm that can be heard throughout the building; that a fire alarm station be installed on each floor; that the lofts or mezzanine within each apartment that does not have a clear ceiling height of at least 8 feet shall be restricted to storage use only; that 25 percent

of the roof area be allocated for tenant recreational space; that no Building Department permit shall be issued within 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

271-79-A

APPLICANT—Samuel J. Kisseloff for Paul Siegel Antiques, owner.

SUBJECT—Application March 13, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—808 Broadway, 110 Fourth Avenue, east side, 240.4 feet north of East 10th Street, Block 557, Lots 9 and 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel J. Kisseloff.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1979, on Alt. Applic. #1118/77, reads:

"10. Proposed enlargement of building is contrary to Sec. 277(7) (d) M.D.L.

28. Proposed wall located on South Lot Line is considered a fence exceeding 10' in height, which is contrary to Sec. C26-257.2 A.C."

and

WHEREAS, the premises had a site and neighborhood evaluation by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 6, 1979, acting on Alt. Applic. #1118/1977, Objection Nos. 10 and 28, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 270-79-BZ; and that all other laws, rules and regulations be complied with.

277-79-BZ

APPLICANT—Louis Lieberman for Samsol Homes, Incorporated, owner.

SUBJECT—Application March 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in an R-5 district the erection of a three story and cellar three family dwelling that encroaches on the required front, side and rear yards.

PREMISES AFFECTED—1641-49th Street, north side, 320 feet east of 16th Avenue, Block 5448, Lot 74, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Kenneth Lynch.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1979, after due notice by publication in the Bulletin; laid over to October 16, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1979, acting on N.B. Applic. #271/1978, reads:

"1. Proposed three family building does not comply with Sec. 23-45 of zoning resolution for minimum required front yard of 18'-0".

2. Provide 2- 8'-0" side yards as per Section 23-462 of Z.R. for proposed 3 family building.

3. Proposed three family building does not comply with Section 23-47 of Z.R. for minimum required rear yard of 30'-0".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a 3-story and cellar, 3-family dwelling that encroaches on the required front, side and rear yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 13, 1979", 1 sheet, and "October 9, 1979", 2 sheets; and *on further condition* that landscape screening be installed and maintained within the 6 foot westerly side yard; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

278-79-A

APPLICANT—Louis Lieberman for Samsol Homes, Incorporated, owner.

SUBJECT—Application March 13, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1641-49th Street, north side, 320 feet east of 16th Avenue, Block 5448, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Kenneth Lynch.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1979, on N.B. Applic. #271/78, reads:

"1. Provide 30'-0" rear yard for proposed three family multiple dwelling as per Sec. 26 M.D. Law.

Provide primary entrance accessible to individuals in wheel chairs as per C26-601.1 B.C."

and

WHEREAS, the premises had a site and neighborhood evalua-

tion by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 6, 1979, acting on N.B. Applic. #271/1978, Objection Nos. MDL 1 and C1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 277-79-BZ; and that all other laws, rules and regulations be complied with.

364-79-BZ

APPLICANT—Joseph Pell Lombardi for 252 West 30th Street Association, owner.

SUBJECT—Application April 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story structure, the conversion of the second through fifteenth floors from lofts into apartments.

PREMISES AFFECTED—252 West 30th Street, south side, 100.3 feet east of 8th Avenue, Block 779, Lot 71, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1979, after due notice by publication in the Bulletin; laid over to October 2, 1979; then to October 16, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 12, 1979, acting on Alt. Applic. #945/1978, reads:

"1. Proposed residence building (UG 2) located in M1-5 district is contrary to Section 42-00 ZR. (There are no bulk or parking regulations.)"

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M had recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing 15-story structure, the conversion of the second through fifteenth floors from lofts into apartments *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 16, 1979", 14 sheets, "September 27, 1979", 11 sheets, and "October 3, 1979", 2 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces and on the commercial floors, including the cellar, connected to an alarm that can be heard throughout the building; that a fire alarm station

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be installed on each floor; that 25 percent of the roof area be allocated to tenant recreational space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 1:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 1979, 2 P.M.

Present: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

Absent: Vice Chairman Augusta.

851-40-SM

APPLICANT—Simplex Ceiling Corporation, owner.

SUBJECT—To show compliance with current requirements.

APPEARANCES—

For Applicant: M. Milton Glass.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Augusta 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

851-40-SM—Amendment to resolution to show compliance with current requirements.

Simplex Ceiling Corporation, Hoboken, New Jersey, requested that the resolution adopted November 6, 1940 and amended through July 17, 1962 under Calendar Number 851-40-SM be reopened and amended to show compliance with current requirements.

PROPOSED USE: Suspended ceiling system.

DESCRIPTION: The previous approvals included steel and aluminum panels as components of suspended ceiling systems.

The addition is to show compliance with the current requirements for suspended ceilings, as enumerated in Reference Standard RS 5-16 of the Building Code of the City of New York, of the previously approved Simplex Suspended Acoustical Ceiling System, if the hanger supports for the system are spaced no more than 4'-6" on centers in each direction.

INSPECTION AND TEST: The ceiling system has been certified by M. Milton Glass, R.A., Glass and Glass, Architects, New York, to comply with the requirements of RS 5-16. The certification is based upon examinations of components of the system, and the results of load tests conducted by Electrical Testing Laboratories, Incorporated, New York (Report No. 426203) and United States Testing Company, Incorporated Engineering Services Division, Hoboken, New Jersey (No. 73457-R1).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 6, 1940 and amended through July 17, 1962 under Calendar Number 851-40-SM be reopened and amended to show compliance of the previously approved Simplex Suspended Acoustical Ceiling System with the current requirements for suspended ceiling systems, Reference Standard RS 5-16 of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with all other applicable requirements of the Building Code and the original

resolution and previous amendments adopted under this Calendar Number; and on further condition that the hanger supports for all installations shall be spaced no more than 4'-6" on centers in each direction.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 851-40-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

140-75-SM

APPLICANT—All Fire Protection, Incorporated, owner.

SUBJECT—Additional smoke detectors.

APPEARANCES—

For Applicant: Burton D. Myers.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Augusta 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

140-75-SM—Amendment to resolution to include additional smoke detectors.

All Fire Protection, Incorporated, Mineola, New York, requested that the resolution adopted July 15, 1975 and amended June 21, 1977, under Calendar Number 140-75-SM be reopened and amended to include additional smoke detectors.

PROPOSED USE: Smoke detectors.

DESCRIPTION: The additional smoke detectors are Models CPD-7010 and CPD-7011. They are dual chamber, ionization, products of combustion type. Features include two wire design and sensitivity test points.

The smoke detectors are used as components of fire detection systems and are powered from and interconnected to control panels.

INSPECTION AND TEST: The smoke detectors have been tested and approved by Underwriters' Laboratories and have been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted July 15, 1975 and amended

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June 21, 1977 under Calendar Number 140-75-SM be reopened and amended to include additional smoke detectors, Models CPD-7010 and CPD-7011, on condition that all uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17 of the Building Code and Chapter 19 of the Administrative Code of the City of New York, Fire Prevention Directives, and the original resolution and previous amendment adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 140-75-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

258-77-SA

APPLICANT—Gilbarco, Incorporated, owner.

SUBJECT—Additional self-service gasoline station equipment.

APPEARANCES—

For Applicant: John S. Grose.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
258-77-SA—Amendment to resolution to include additional self-service gasoline station equipment.

Gilbarco, Incorporated, Greensboro, North Carolina, requested that the resolution adopted July 5, 1977 and amended through June 20, 1978 under Calendar Number 258-77-SA be reopened and amended to include additional self-service gasoline station equipment.

PROPOSED USE: Self-service gasoline station equipment.

DESCRIPTION: The additional equipment includes the Highline III Multiproduct Dispenser (MPD Series), Model AC 7961, and Transac 12 Console, Models AJ2R1E1006 and AJ2R1E100C.

The new dispenser contains the same meter, solenoid valves, and nozzle operating switch interlock as the previous approved models. The additions are the incorporation of six hose out-

lets into a single unit and a plug-in "command module". The "command module" is used for setting price per gallon, reading volume and cash totals, setting allocations, and putting the dispenser in its calibration mode.

The new console, Gilbarco Transac 12, is used in conjunction with Highline III Dispensers. The consoles control pre-pay, post-pay, or manual operation, and include a call signal, an emergency stop, and totalization capabilities by product, pump, shift, and for the entire station. Model AJ2R1E1006 controls six (6) hoses and Model AJ2R1E100C controls twelve (12) hoses.

INSPECTION AND TEST: The dispensers and consoles have been tested and approved by Underwriters' Laboratories (File MH1941).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted July 5, 1977 and amended through June 20, 1978 under Calendar Number 258-77-SA be reopened and amended to include additional self-service gasoline station equipment, the Highline III Multiproduct Dispenser (MPD Series), Model AC 7961, and the Gilbarco Transac 12 Consoles, Models AJ2R1E1006 and AJ2R1E100C, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York, the original resolution and previous amendments adopted under this Calendar Number, Fire Prevention Directives and the requirements of City Council Intro. No. 325 of 1978, or whatever final form in which the Intro. is adopted into law, to amend Chapter 19 of the Administrative Code concerning self-service gasoline stations.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 258-77-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

1147-78-SA

APPLICANT—Eng's Engineering Service, owner, Burton D. Myers, agent.

SUBJECT—Application December 20, 1978—Alarm Equipment.

APPEARANCES—

For Applicant: Burton D. Myers.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

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Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
1147-78-SA—Eng's Engineering Service, Bayside, New York
filed for approval of Class E fire alarm equipment under
the provisions of Article 17 and RS 17 of the Building Code
of the City of New York.

PROPOSED USE: Class E fire alarm equipment.

DESCRIPTION: The overall Class E fire alarm system
for each building includes the following equipment: a control
and display console, one or more remote terminals per
floor, one or more remote displays, and peripheral equipment
previously approved by the Board of Standards and Appeals.
The peripheral equipment includes speakers, smoke detectors,
manual pull stations, warden stations, and water flow
switches.

The console consists of a combined display and control
panel, a buzzer, a hand phone, a hard copy printer, and the
microprocessor electronic controller. The control panel portion
consists of an address keyboard, a function selection
switch set, a central station test switch, a fireman elevator
control switch, and a manual pull switch. The display consists
of a fire sign, a computer controller CRT or LED display,
a hard copy printer, an acknowledge status light display,
and a 24 hour clock.

The model designations of the components are as follow:

Model	Component
DCON-1P	Display console with control panel,
DCON-1C/P	alphanumeric readout, printer, micro-processor control electronics and communication handset
RD-1	Remote display with alarm and communication handset
RD-2	Remote display with alarm, communication handset and remote control panel
RT-1	Remote terminal digital communication electronic and device connection terminal strips
PR-1	20 column alphanumeric printer
PR-2	20 column and wider printer
CRT-1	CRT display terminal
CRT-2	CRT display terminal
F-1	Manual pull station surface mounted
F-2	Manual pull station flush mounted
DE-1	Area smoke detector ionization type
DE-2	Area smoke detector photo cell type
DD-1	Duct smoke detector ionization type
DD-2	Duct smoke detector photo cell type
W.S.-1	Fire warden station wall surface mounted
W.S.-2	Fire warden station flush mounted
SP-1	Speaker surface mounted
SP-2	Speaker flush mounted
RY-1	Light duty relay
RY-2	Heavy duty relay
W.F.	Water flow switch
SW-FD	Fire Department elevator manual recall key switch
FCE-1	Fuse cut out enclosure

INSPECTION AND TEST: The equipment has been recommended for approval by the Division of Fire Prevention on the basis of the witnessing of a successful demonstration of a prototype of the equipment and on the basis of a certification by affidavit that all components meet military specifications, where applicable, or are of the highest commercial grade available.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Class E fire alarm system described

above, with components as listed above, under the provisions of Article 17 and Reference Standards RS 17-3A and RS 17-3B of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirement of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Department Directives; and on further condition that the system be submitted to and listed by a recognized testing laboratory within one year of the date of approval; that the components only be used in conjunction with each other as a system.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 1147-78-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

962-79-SM

APPLICANT—Dennis L. Mool, VP-Marketing for Dart Industries, Incorporated, owner, ERC/Lancy, Division.

SUBJECT—Application August 28, 1979—corrugated plate separator 600.25, 600.5, 601, 602 Liquid/Liquid Separation—usually oil separation from water.

APPEARANCES—

For Applicant: Paul W. Deroo.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
962-79-SM—ERC/Lancy, Division of Dart Environment and Services Company, St. Paul, Minnesota, filed for approval of Corrugated Plate Separators, Models 600.25, 600.5, 601, and 602, under the provisions of Section C26-106.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Oil/water separators.

DESCRIPTION: The oil/water separators are made of steel. Their main components are corrugated plate separator packs. Each pack consists of 47 corrugated sheets, stacked in parallel at $\frac{3}{4}$ " intervals. Model 600.25 has $\frac{1}{4}$ of a pack; Model 600.5 has $\frac{1}{2}$ of a pack; Model 601 has one pack; Model 602 has two packs.

Each pack is set inside the separator at a 45 degree angle.

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This causes slow, laminar, downward flow pattern of the oil/water mixture. The lighter oil rises to the peaks of the corrugations and continue to rise until reaching the gutters at the inlet of the pack. The oil is collected in a bucket weir. The water flows out of the lower portion of the pack to the effluent through. Any solids in the mixture settle in the valleys of the corrugations and are collected in gutters at the pack outlet. The gutters direct the solids to the bottom of the separator basin.

INSPECTION AND TEST: The oil/water separators have been certified by Zorab Vosgianian, P.E., No. 31493, New York, of Zorab Vosgianian and Associates, Consulting Engineers, Paramus, New Jersey, to comply with the applicable ASTM and AISC (American Institute of Steel Construction) standards.

RECOMMENDATIONS: The Committee on Test recommends the approval of Corrugated Plate Separators, Models 600.25, 600.5, 601, and 602, as oil/water separators, under the provisions of Section C26-106.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York, on condition that all uses, locations and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 962-79-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

978-79-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Thermal insulation sheathing.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Vice Chairman Augusta 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
978-79-SM—United States Gypsum Company, Tarrytown,
New York, filed for approval of Foamular Polystyrene

Insulation Sheathing under the provisions of Articles 2 and 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: Thermal insulation sheathing.

DESCRIPTION: The insulation is extruded, polystyrene foam, rigid board. It is manufactured with nominal thicknesses of $\frac{3}{4}$ ", 1", 1½" and 2". Panel sizes are 24" x 96" and 48" x 96", with tongue and groove edges on all four sides of the 24" wide panel and along the long sides of the 48" wide panel. Density is approximately 1.68 pcf.

For installations which require non-combustible construction, the panels are used in a "sandwich" assembly, where they are covered by brick, masonry, concrete, or ½" thick Sheetrock gypsum panels.

INSPECTION AND TEST: The panels were tested by Underwriters' Laboratories (File R8811) and achieved flamespread ratings of 25 or less and smoke developed ratings of 50 or less.

RECOMMENDATIONS: The Committee on Test recommends the approval of Foamular Polystyrene Insulation Sheathing under the provisions of Articles 2 and 5 and RS 5 of the Building Code of the City of New York, on condition that for all uses where non-combustible construction is required, the insulation panels shall be "sandwiched" between brick, masonry, concrete, or ½" thick Sheetrock gypsum panels.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 978-79-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

551-73-SM

APPLICANT—Universal Fastenings Corporation, owner.

SUBJECT—Additional concrete anchors.

APPEARANCES—

For Applicant: Stanley Kaplan.

ACTION OF BOARD—Decision deferred to October 30, 1979, at 2 P.M., for decision, hearing closed.

1-78-SA

APPLICANT—Dor-O-Matic, Incorporated, owner.

SUBJECT—To include additional use of automatic door operator.

APPEARANCES—

For Applicant: None.

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ACTION OF BOARD—Decision deferred to November 27, 1979, at 2 P.M., industry input to be obtained, hearing closed.

611-79-SM

APPLICANT—Industrial Acoustics Company, Incorporated, owner.

SUBJECT—¾ hour fire rated wall and partition assembly.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred to November 13, 1979, at 2 P.M., at the request of the applicant, hearing closed.

97-79-A

APPLICANT—Alphonse J. Calvanico, for Melvin Kling, owner.

SUBJECT—Application February 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Petersons Lane, west side, 330.37 feet north of Amboy Road, Block 6976, Lot 83, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 8, 1979, on N.B. Applic. #1524/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 8, 1979 acting on N.B. Applic. #1524/78, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 per cent of the volume required, a minimum of 75 per cent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation

Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received February 6, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

98-79-A

APPLICANT—Alphonse J. Calvanico, for Melvin Kling, owner.

SUBJECT—Application February 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—54 Petersons Lane, west side, 430.37 feet north of Amboy Road, Block 6976, Lot 77, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 8, 1979, on N.B. Applic. #1525/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 8, 1979 acting on N.B. Applic. #1525/78, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 per cent of the volume required, a minimum of 75 per cent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received February 6, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

99-79-A

APPLICANT—Alphonse J. Calvanico for Melvin Kling, owner.

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SUBJECT—Application February 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—64 Petersons Lane, west side, 530.37 feet north of Amboy Road, Block 6976, Lot 72, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 8, 1979, on N.B. Applic. #1522/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 8, 1979 acting on N.B. Applic. #1522/78, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 per cent of the volume required, a minimum of 75 per cent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received February 6, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

100-79-A

APPLICANT—Alphonse J. Calvanico for Melvin Kling, owner.

SUBJECT—Application February 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Petersons Lane, west side, 630.37 feet north of Amboy Road, Block 6976, Lot 68, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 8, 1979, on N.B. Applic. #1523/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 8, 1979 acting on N.B. Applic. #1523/78, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 per cent of the volume required, a minimum of 75 per cent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received February 6, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

350-79-A

APPLICANT—Roberts Consolidated Industries, owner.

SUBJECT—Application April 4, 1979—appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Weldwood Panel Adhesive", in eleven (11) ounce Fiber cartridge with N/A Kalamazoo, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

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THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 1, 1979, on Folder #122-4006 (IM), reads:

"We regret to inform you that your application to register your product 'Weldwood Panel Adhesive' a Flammable mixture with a flash point below 75°F (TOC) in containers as follows: Fiber cartridge 11 oz. and Fiber cartridge 28 oz. with N/A Kalamazoo is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the New York City Adm. Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated March 1, 1979 acting on folder number 122-4006 (IM), be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "April 4, 1979", 1 sheet, that the modification shall apply to "Weldwood Panel Adhesive" in 11 ounce cartridge container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 350-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

351-79-A

APPLICANT—Roberts Consolidated Industries, owner.

SUBJECT—Application April 4, 1979—appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Weldwood Panel Weld", in fiber cartridge 11 ounce with N/A Kalamazoo, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 1, 1979, on Folder #122-4006 (IM), reads:

"We regret to inform you that your application to register your product 'Weldwood Panel Weld' a Flammable mixture with a flash point below 75°F (TOC) in containers as follows: Fiber Cartridge 11 oz. with N/A Kalamazoo is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the New York City Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated March 1, 1979 acting on folder number 122-4006 (IM), be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "April 4, 1979", 1 sheet, that the modification shall apply to "Weldwood Panel Weld" in 11 ounce cart-

ridge container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 351-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

513-79-A

APPLICANT—Leonard F. Rothkrug for The Turn Verein In The City of New York, owner. Private Cabarets Incorporated, lessee.

SUBJECT—Application April 27, 1979—appeal from a decision of the Borough Superintendent, re- Interpretative from the wrongful decision of the Department of Buildings dated April 6, 1979.

PREMISES AFFECTED—1251/59 Lexington Avenue, 146/52 East 85th Street, southeast corner of Lexington Avenue and East 85th Street, Block 1513, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Irving Minkin, Dept. of Buildings, and Alan Siegel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the Letter and Memorandum of the Commissioner of Buildings, dated April 6, 1979, reads:

"I have review the enclosed memorandum dated April 6, 1979 from Deputy Commissioner Irving Minkin regarding the subject premises and I concur with his findings and recommendations."

Memorandum Reads:

"In accordance with your instructions, I, Assistant Commissioner Dennis, and Assistant Director of Operations Kupfer have reviewed the files of our P.A. Permits, and Consumer Affairs and Fire Department records relating to the subject premises, together with various P.A. applications relating thereto; and Assistant Commissioner Dennis and I accompanied you on an inspection of said premises.

We have concluded our study and analysis, and respectfully advise you as follows:

1. The active operation of the cellar for cabaret use was apparently discontinued in 1976, and remained so to the present. Accordingly, the amendment to P.A. application 56/57 approved on 7/28/76, and approval BN 2570/78 on July 17, 1978 and approval of BN 3915/78 on October 17, 1978 are contrary to Section 52-61 of the Zoning Resolution and should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.
2. The active operation of the first floor for cabaret use was apparently discontinued in 1976, and remained so to the present. Accordingly, the amendment to P.A. application 89/74 approved 7/28/78, and approval of BN 2569/74 on 7/17/78 are contrary to Section 52-61 of the Zoning Resolution, and should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.
3. The active operation of the third floor and fourth floor (third floor balcony) as a public dance hall was apparently discontinued in 1976, and remained so to the

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present. Accordingly, the amendment to P.A. 416/44 and P.A. 417/44 approved on 6/28/78, and approval of BN 2324/78 on 6/28/78 are contrary to Section 52-61 of the Zoning Resolution. Further, the arrangement and design and stated use of the premises as a cabaret on said plans and applications is contrary to Section 52-36 of the Zoning Resolution. Accordingly, said approvals should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.

4. In addition to the foregoing, no P.A. permits should be renewed unless and until all current applications on file are amended to reflect conforming uses; fire-proofing is restored to all cellar columns; and all locking devices on all means of egress not conforming with code are permanently removed."

and

WHEREAS, the review of this application is narrow and limited solely to the technical determination as to whether or not there was a discontinuance of the active operation of *substantially all* the non-conforming uses in the building; and

WHEREAS, this is an appeal from the letter and memorandum of the Commissioner of Buildings, dated April 6, 1979; and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner Stanley M. Wolf, R. A.; and

WHEREAS, the Board finds that the record is deficient of *conclusive* evidence as to the discontinuance of the active operation of *substantially all* the non-conforming uses in the building; and

WHEREAS, the *Zoning Resolution* is silent with respect to classifying a use as a public dance hall by the number of patrons; and

WHEREAS, the records of the Department of Buildings, Fire Department, Police Department, Department of Licenses, Department of Consumer Affairs and the Department of Water Supply, Gas and Electricity do not indicate that there was any discontinuance of the active operation of *substantially all* the non-conforming uses for a continuous period of two years; and

WHEREAS, the applicant has submitted evidence which indicates the *substantial* continuance of non-conforming uses in the building through May 2, 1977; therefore be it

Resolved, that the applicant's request is hereby granted and amendment to P.A. Application 56/57, B. N. Application 2570/78, B.N. Application 3915/78; amendment to P.A. Application 89/74, B.N. Application 2569/74; amendment to P.A. Application 416/44, P.A. Application 417/44 and B.N. Application 2324/78 are hereby reinstated.

545-79-A

APPLICANT—Ross S. Spiro for Michael Fortunato, owner.
SUBJECT—Application May 4, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—6 Johnson Street, west side, 62.27 feet north of Arthur Kill Road, Block 7207, Lot 255, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: Ross S. Spiro.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1979, on Alt. #69/75, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York; therefore:

- a. No C. of O. can be issued as per Article 3, Section 36, of the General City Law, and
- b. Proposed construction does not have at least 6% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space, and, therefore, contrary to Sec. C26-401.1 of the Admin. Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 27, 1979 acting on Alt. #69/75, Objection No. 1 a and b be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition that* the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "May 4, 1979", 1 sheet, "August 10, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

546-79-A

APPLICANT—Ross S. Spiro for Michael Fortunato, owner.

SUBJECT—Application May 4, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street, Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 Johnson Street, west side, 62.27 feet north of Arthur Kill Road, Block 7207, Lot 244, Borough of Staten Island.

APPEARANCES—

For Applicant: Ross S. Spiro.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1979, on N.B. Applic. #2009/78, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York; therefore:

- a. No C. of O. can be issued as per Article 3, Section 36, of the General City Law, and
- b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space, and, therefore, contrary to Sec. C26-401.1 of the Administrative Code.

2. The use of drywells for 100% disposal of storm water from building and paved area and none for open unpaved areas when no public storm sewers, into which discharge is feasible, are located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 17, 1979, acting on N.B. Applic. #2009/78. Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved

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areas and 1 inch of water over the remainder of the lot same to verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received May 4, 1979", 1 sheet, "August 10, 1979", 1 sheet and October 4, 1979", 1 sheet and that all laws, rules and regulations shall be complied with.

609-79-A

APPLICANT—Joseph B. Raia for Michael Ajello, owner.
SUBJECT—Application May 22, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—124 Lenzie Street, south side, 460.45 feet west of Holdridge Avenue, Block 6361, Lot 95, Princess Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1979, on N.B. Applic. #1699/77, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No Certificate of Occupancy can be issued as per Article 3, Sec. 36 of the General City Law and

B. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Sec. C26-401.1 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 17, 1979 acting on N.B. Applic. #1699/77, Objection No. 1 A and B be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "June 1, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

628-79-A

APPLICANT—Roberts Consolidated Industries for The Gibson-Homans Company, owner.

SUBJECT—Application May 29, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Weldwood Roofing Cement" in Fiber Container with N/A Cleveland, container not in compliance with the regulation of the Administrative Code.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 15, 1979, on Folder #122-4491, reads:

"We regret to inform you that your application to register your product 'Weldwood Roofing Cement' a Combustible Mixture with a flash point of 124°F. (TOC) in containers as follows: Fiber Cartridge 11 oz. with N/A Cleveland is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated May 15, 1979, acting on folder number 122-4491, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "May 29, 1979", 1 sheet, that the modification shall apply to "Weldwood Roofing Cement" in 11 ounce cartridge container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 628-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

629-79-A

APPLICANT—Roberts Consolidated Industries for The Gibson-Homans Company, owner.

SUBJECT—Application May 29, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Weldwood Concrete Patch" in Fiber container with N/A Cleveland, container not in compliance with the regulation of the Administrative Code.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 15, 1979, on Folder #122-4491, reads:

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"We regret to inform you that your application to register your product 'Weldwood Concrete Patch' a Combustible Mixture with a flash point of 140°F. (TOC) in containers as follows: Fiber Cartridge 11 oz. N/A Cleveland is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated May 15, 1979 acting on folder number 122-4491 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "May 29, 1979", 1 sheet, that the modification shall apply to "Weldwood Concrete Patch" in 11 ounce cartridge container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 629-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

630-79-A

APPLICANT—Roberts Consolidated Industries for The Gibson-Homans Company, owner.

SUBJECT—Application May 29, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Weldwood Black Top Patch" in Fiber container with N/A Cleveland, container not in compliance with the regulation of the Administrative Code.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 15, 1979, on Folder #122-4491, reads:

"We regret to inform you that your application to register your product 'Weldwood Black Top Patch' a Combustible Mixture with a flash point of 104°F. (TOC) in containers as follows: Fiber Cartridge 11 oz. with N/A Cleveland is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated May 15, 1979 acting on folder number 122-4491 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "May 29, 1979", 1 sheet; that the modification shall apply to "Weldwood Blacktop Patch" in 11 ounce cartridge container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and

bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 630-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

631-79-A

APPLICANT—Roberts Consolidated Industries for ADCO Products, Incorporated, owner.

SUBJECT—Application May 29, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Weldwood Butyl Rubber Caulk" in Fiber container with N/A Kalamazoo, container not in compliance with the regulation of the Administrative Code.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 15, 1979, on Folder #122-4491, reads:

"We regret to inform you that your application to register your product 'Weldwood Butyl Rubber Caulk' a Combustible Mixture with a flash point of 118°F (TOC) in containers as follows: Fiber Cartridge 11 oz. with N/A Kalamazoo is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and, sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated May 15, 1979, acting on folder number 122-4491, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "May 29, 1979", 1 Sheet; that the modification shall apply to "Weldwood Butyl Rubber Caulk" in 11 ounce cartridge container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 631-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

813-79-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- Packaging of inflammable mixture known as "Mopar Winter Anti-Freeze Summer Coolant Part #106784" Plastic Bottle with Plastic Screw Top cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Neil W. Talling.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

Affirmative: Chairman Fossella, Vice Chairman Agusta
(by Proxy), Commissioner Carroll, Commissioner
Walsh, Commissioner Cincotta and Commissioner
Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 20, 1979, on Folder #122-959 A, reads:

"We regret to inform you that your application to register your product 'Mopar Winter Anti-Freeze Summer Coolant Part #4106784' a Combustible Mixture with a flash point of 237°F (TOC) in containers as follows: Gallon Plastic Bottle with Plastic Screw Top Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and, sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 20, 1979, acting on Folder Number 122-959A be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 19, 1979", 1 sheet, that the modification shall apply to "Mopar Winter Anti-Freeze Summer Coolant Part #4106784" in one gallon container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 813-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

APPEARANCES—

For Applicant: Frank P. Farinella.

For Administration: Joseph Berkeley.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

154-79-A

APPLICANT—Alphonse J. Calvanico for Two Grand Avenue Associate, owner.

SUBJECT—Application February 13, 1979, appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Rye Avenue, southeast corner of Van Brunt Street, Block 5628, Lot 29, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta
(by Proxy), Commissioner Carroll, Commissioner
Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision, hearing closed.

155-79-A

APPLICANT—Alphonse J. Calvanico Two Grand Avenue Associates, owner.

MINUTES

SUBJECT—Application February 13, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 Van Brunt Street, east side, 40 feet south of Rye Avenue, Block 5628, Lot 30, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, and Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision, hearing closed.

208-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application February 28, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Summit Road, south side, 40.70 feet east of Bryan Street, Block 7942, Lot 3, Tottenville, Borough of Staten Island.

APPEARENCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, and Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision, hearing closed.

209-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Bryan Street, east side, 88.18 feet south of Summit Road, Block 7942, Lot 39, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, and Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision, hearing closed.

210-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 Bryan Street, east, 144.18 feet south of Summit Road, Block 7942, Lot 37, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision; hearing closed.

211-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 Bryan Street, east side, 112 feet north of Pittsville, Block 7942, Lot 35, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision; hearing closed.

212-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 Bryan Street, east side, 56 feet north of Pittsville Avenue, Block 7942, Lot 32, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision; hearing closed.

213-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenebaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—35 Bryan Street, north east corner of Pittsville Avenue, Block 7942, Lot 27, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision, hearing closed.

214-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—32 Connecticut Street, west side, 106.18 feet south of Summit Road, Block 7942, Lot 13, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision, hearing closed.

215-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Connecticut Street, west side, 166.18 feet south of Summit Road, Block 7942, Lot 15, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision, hearing closed.

216-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Connecticut Street, west side, 120 feet north of Pittsville Avenue, Block 7942, Lot 17, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision, hearing closed.

217-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed

building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Connecticut Street, west side, 60 feet north of Pittsville Avenue, Block 7942, Lot 21, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision, hearing closed.

218-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—56 Connecticut Street, northwest corner of Pittsville Avenue, Block 7942, Lot 23, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 23, 1979, at 2 P.M., for decision, hearing closed.

557-79-A

APPLICANT—Alphonse J. Calvanico for Rene Spinetta, owner.

SUBJECT—Application May 8, 1979—filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—459 Sharrotts Road, north side, 319.97 feet west of Carlin Street, Block 7310, Lot 66, Princess Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta (by Proxy), Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision, hearing closed.

601-79-A

APPLICANT—Alphonse J. Calvanico for Mel Kling, owner.

SUBJECT—Application May 18, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—77 Lincoln Avenue, northeast corner of Lisbon Place, Block 3581, Lot 1, Grant City, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

MINUTES

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta
(by Proxy), Commissioner Carroll, Commissioner
Walsh, Commissioner Cincotta and Commissioner
Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979,
at 2 P.M., for decision, hearing closed.

619-79-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application May 25, 1979—appeal from a decision of the Borough Superintendent re- rear yard and proper sized inner courts.

PREMISES AFFECTED—155/49 East 50th Street, north side, 160 feet west of Third Avenue, Block 1305, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Decision deferred to October 23, 1979, at 2 P.M., hearing closed.

798-79-A

APPLICANT—Frank P. Farinella for Hurley and Farinella Lab Tem Incorporated, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1466 Broadway, 152 West 42nd Street, southeast, Block 994, Lot 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Farinella.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta
(by Proxy), Commissioner Carroll, Commissioner
Walsh, Commissioner Cincotta and Commissioner
Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 30, 1979, at 2 P.M., for decision; hearing closed.

814-79-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-0-B-Z of the Fire Prevention Code, City of New York.

PREMISES AFFECTED—164/178 Fourth Avenue, southeast corner of Douglass Street, Block 420, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank E. Vassalotti.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta
(by Proxy), Commissioner Carroll, Commissioner
Walsh, Commissioner Cincotta and Commissioner
Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 30, 1979, at 2 P.M., for decision; hearing closed.

990-79-A

APPLICANT—Leonard F. Rothkrug for V-Way Realty Associates, owner.

SUBJECT—Application August 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—144-30 157th Street, 144-23 156th Street, west side, 95 feet north of 145th Avenue, Block 15009, Lot 6, Springfield Gardens, Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta
(by Proxy), Commissioner Carroll, Commissioner
Walsh, Commissioner Cincotta and Commissioner
Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision; hearing closed.

Adjourned: 3:35 P.M.

ALAN D. GERSHUNY, *Executive Director*

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COURT DECISION

Matter of Barone v. The Board of Standards and Appeals—
On September 26, 1978, the Board denied the application based on a decision from the Court—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision dated November 17, 1977—for revocation of Certificate of Occupancy Q57526, previously granted on condition. Calendar Number 14-77-A, premises affected 188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.
At Queens County Supreme Court, Special Term, Part I, Mr. Justice Leahy rendered the following decision:
“ . . . By this Article 78 proceeding petitioner seeks to annul a determination of the respondent Board of Standards and Appeals.
The Certificate of Occupancy was issued in 1949, including the legal existing use of the premises for the sale and display of used cars. Pursuant to amendments in the Zoning Resolution, the instant property was rezoned residentially and classified as “land with minor improvements”. As a result the premises became non-conforming, under the Zoning Resolution non-conforming uses of “land with minor improvements” could be continued for three years after the effective date of the change.
In prior application petitioner challenged the Board's determination claiming that the new zoning was confiscatory and deprived him of a vested right. By a decision of this court dated November 17, 1977, it was determined that the prior resolution of the Board was improper in that it was based solely on the assessed valuation. This matter was remitted back to the Board for further hearing, which was held on September 26, 1978 and the Board sustained the determination of the Borough Superintendent. The petitioner now seeks to set aside the new determination of the Board, claiming that the enforcement of the Zoning Resolution is tantamount to confiscation of his property without due process, and that the determination is

arbitrary and capricious. Where this is claimed, it is incumbent on the challenger to prove that the land will yield no reasonable return if used for a permitted purpose. This petitioner has failed to do so.
From a review of all of the evidence before the agency it cannot be said that the enforcement of the resolution in this instance would result in injury so substantial to the petitioner that the ordinance must be found unconstitutional. Further, it cannot be said that the determination of respondent was arbitrary and capricious under the circumstances. Accordingly, the petition is denied and dismissed. (New York Law Journal dated March 20, 1979, page 15)

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1109-79-A—F.D.—re- packaging of combustible mixture known as "Sturdi Bond TM Subfloor and Construction Adhesive" manufactured by H. B. Fuller Company.

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1115-79-A—F.D.—re- packaging of combustible mixture known as "3M Brand Fill N Glaze" manufactured by Minnesota Mining Company.

1116-79-A—F.D.—re- packaging of combustible mixture known as "Auto-Pak Brand Polish N Glaze" manufactured by Minnesota Mining Company.

1117-79-A—F.D.—re- packaging of combustible mixture known as "3M Brand Final Glaze" manufactured by Minnesota Mining Company.

1118-79-A—F.D.—re- packaging of combustible mixture known as "Auto-Pak Brand Clean N Glaze" manufactured by Minnesota Mining Company.

1119-79-A—B.Q.—Displayed 108 Beach 221st Street, south side, 120 feet west of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens, N.B. #275/79. re- proposed building not fronting on a legally mapped street, Section 36, Art. 3, of the General City Law.

1120-79-A—B.Q.—42-18 Marathon Parkway, west side, 152.92 feet south of Mapped Depew Avenue, Block 8127, Lot 30, Borough of Queens, Community Board #11Q. Alt. #837/79. re- proposed building was previously before the Board of Standards and Appeals under Cal. #786-60-BZ therefore must be referred to the Board for Modification of their approval, and extension penetrates a side yard line which is contrary to Sections 54-31 Z.R. 24-35 Z.R.

1121-79-A—F.D.—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens. re- Modify Certificate of Occupancy #Q193014.

1122-79-BZ—B.M.—873-79 Broadway, northwest corner of 18th Street, Block 847, Lot 16, Borough of Manhattan. Community Board #2M. Alt. #29/79. re- proposed

studios with baths designed and arranged for residential apartments within an M1-5 dist. Contrary to Section 42-00 Z.R.

1123-79-A—B.S.I.—896 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 53, Borough of Staten Island, N.B. #274/77. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1124-79-A—B.S.I.—900 Huguenot Avenue, west side, 154.17 feet north of Amboy Road, Block 6815, Lot 55, Huguenot, Borough of Staten Island, N.B. #191/76. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1125-79-A—B.S.I.—91 Wallace Avenue, southeast corner of McClean Avenue, Block 3113, Lot 21, South Beach, Borough of Staten Island, N.B. #1939/79. re- proposed (general interpretation) of Type "M" Tubing for the water distribution system is Contrary to Section P102.4(a)(2), RS-16 of the Administrative Code.

1126-79-BZ—B.B.—1681 57th Street, north side, 100 feet west of 17th Avenue, Block 5492, Lot 53, Borough of Brooklyn, Community Board #12BK. N.B. #179/79. re- proposed front yard, rear yard, side yard, and open parking for new building. Contrary to Sections 23-45 Z.R., 23-47 Z.R., 23-52 Z.R., 23-49 Z.R. and 23-44 Z.R.

1127-79-A—B.Q.—245-18 Francis Lewis Boulevard, northwest corner of 246th Street, Block 13599, Lot 53, Rosedale, Borough of Queens, N.B. #198/79, re- proposed use of drywells for the disposal of storm water (Local Law #7).

1128-79-A—B.Q.—145-99 226th Street, east side, 52.61 feet north of 146th Avenue, Block 13474, Lots 4 and 7, Rosedale, Borough of Queens, Alt. #603/77. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1129-79-BZ—B.Bx.—1107/15 East Gun Hill Road, north side, 65.87 feet east of Laconia Avenue, Block 4705, Lots 20 and 23, Borough of The Bronx. Community Board #12BX. Alt. #291/79. re- proposed additional use, amusement arcade UG15, in an R5 and C1-2 in an R5 zoning dist. Contrary to Sections 22-00 Z.R. and 32-24 Z.R. and under Cal. #452-64-BZ.

1130-79-BZ—B.B.—8822/24 4th Avenue, northwest corner of 89th Street, Block 6062, Lots 41, 45 and 48, Borough of Brooklyn. Community Board #10BK. Alt. #1201/78. re- proposed extension of a commercial building with non-conforming use into a residential dist. There are no bulk regulation for commercial building, previously before the Board Cal. #409-58-BZ. Contrary to Section 52-41.

1131-79-BZ—B.Bx.—550 King Avenue, east side, 1200 feet north of Terrace Street, Block 5649, Lot 120, City Island, Borough of The Bronx. Community Board #10BX. re- proposed addition to existing transmitter building, Contrary to Sections 22-00 Z.R., 52-22 Z.R.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

CALENDAR

The following five cases have been inadvertently omitted from the November 13, 1979, 2 P.M. Calendar.

NOVEMBER 13, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, November 13, 1979*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

941-791-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—566 Pendale Street, south side, 191.00 feet east of Malone Avenue, Block 4726, Lot 21, Oakwood, Borough of Staten Island.

942-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—569 Pendale Street, north side, 147.00 feet east of Malone Avenue, Block 4721, Lot 58, Oakwood, Borough of Staten Island.

943-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—570 Pendale Street, south side, 150.00 feet east of Malone Avenue, Block 4726, Lot 18, Oakwood, Borough of Staten Island.

944-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—575 Pendale Street, north side, 100.00 feet east of Malone Avenue, Block 4721, Lot 60, Oakwood, Borough of Staten Island.

1125-79-A

APPLICANT—Nicholas J. Salvadeo for Al-Pac Development Corporation, owner.

SUBJECT—Application October 23, 1979—appeal from a decision of the Borough Superintendent re- proposed use of Copper Tubing Contrary to Section P102.4(a)(2), RS-16 of the Administrative Code.

PREMISES AFFECTED—91 Wallace Avenue, southeast corner of McClean Avenue, Block 3113, Lot 21, South Beach, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

SPECIAL HEARING

NOVEMBER 15, 1979, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Thursday morning, November 15, 1979*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

543-78-A

APPLICANT—Galbreath-Ruffin Corporation.

SUBJECT—Application July 14, 1978—review and appeal of Modification to Reference Standard 13-1 (Air Filters) granted under Calendar Number 281-77-BCR.

PREMISES AFFECTED—150 E. 42nd St., block bounded by Lexington Ave., 3rd Ave., E. 42nd St. and E. 41st St., Block 1296, Lot 46, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

The following four cases have been inadvertently omitted from the November 20, 1979, 2 P.M. Calendar.

NOVEMBER 20, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 20, 1979*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

780-79-A

APPLICANT—Alphonse J. Calvanico for John Mucha, owner.

SUBJECT—Application July 6, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—369 Harold Avenue, northeast corner of Kinghorn Street, Block 5405, Lot 47, Annadale, Borough of Staten Island.

868-79-A

APPLICANT—Edward Lauria for Singer Studio Corporation, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—561 Broadway, southwest corner of Prince Street, Block 498, Lot 7, Borough of Manhattan.

1123-79-A

APPLICANT—Albert Melniker, for 896 Huguenot Avenue, owner.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—896 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 53, Borough of Staten Island.

1124-79-A

APPLICANT—Albert Melniker for 900 Huguenot Avenue Incorporated, owner, Staten Island Saving Bank, Lessee.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—900 Huguenot Avenue, west side, 154.17 feet north of Amboy Road, Block 6815, Lot 55, Huguenot, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 27, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, November 27, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013, on the following matters:

SPECIAL ORDER CALENDAR

85-36-BZ—Vol. III

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 29, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the change of use from shelter, outdoor garage, parking of more than five cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only) car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush Avenue and 1832-1850 East 48th Street, northeast corner, Block 8487, Lot 1, Borough of Brooklyn. Community Board #18BK.

923-57-BZ

APPLICANT—Ludwig P. Bono for Square Sanitarium Incorporated (Westchester Square Hospital), owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 13, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking of more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Hard- ing Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

541-68-BZ

APPLACANT—Lama and Vassalotti for Anthony B. Dacchille, long term lessee, Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain Certificate of Occupancy which expired July 11, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an C1-2 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—1723 Richmond Road, north side, 1016.14 feet west of Four Corners Road, Block 887, Lot 7, Dongan Hills, Borough of Staten Island.

ZONING CASES

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

626-79-BZ

APPLICANT—Millard Bresin for Ferdinand K. Johnstone, owner.

SUBJECT—Application May 20, 1979—decision of the Borough Superintendent, under Sections 73-27 and 73-62 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of an existing funeral establishment into an adjoining building that increases the degree of non-conformity and non-compliance.

PREMISES AFFECTED—300 East 104th Street, southeast corner of 2nd Avenue, Block 1675, Lots 49 and 50, Borough of Manhattan. Community Board #11M.

667-79-BZ

APPLICANT—Lichtner Associates for George Vass, owner.

SUBJECT—Application June 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a plot with an open automobile sales establishment, the erection of an accessory display structure that increases the degree of non-conformity.

PREMISES AFFECTED—85-19 Rockaway Boulevard, northwest corner of 86th Street, Block 9056, Lot 11, Ozone Park, Borough of Queens. Community Board #11Q.

775-79-BZ

APPLICANT—Samuel J. Kisseloff for Contract Vendee: Milton Newman, lessee.

CALENDAR

SUBJECT—Application July 6, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in a C8-4 district, the construction of a penthouse enlargement and the change in occupancy of an existing five story building from factory use into a multiple dwelling.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan. Community Board #8M.

776-79-A

APPLICANT—Samuel J. Kisseloff for Contract Vendee: Milton Newman, Lessee.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan.

805-79-BZ

APPLICANT—H. M. Cole for Orient Overseas Associates, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an C6-9CR district, in an existing 32 story office building, the conversion of mechanical equipment space into offices that create non-compliance in floor area ratio.

PREMISES AFFECTED—Wall Street Plaza, 88 Pine Street, southeast corner, Block 38, Lot 17, Borough of Manhattan. Community Board #1M.

871-79-BZ

APPLICANT—Wienberg and Kirshenbaum for George W. Ott, owner, Weiner and Cohen, Lessee.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an C1-2 district, in an existing two story mixed building previously before the Board, the extension of the dental laboratory on the first floor into the second floor.

PREMISES AFFECTED—Jamaica Avenue 212-25, north side, 84.36 feet east of 212th Street, Block 10601, Lot 34, Jamaica, Borough of Queens. Community Board #13Q.

987-79-BZ

APPLICANT—Leonard F. Rothkrug for Opera Equities Corporation, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Sections 72-21, 72-11 and 73-62 of the Zoning Resolution, to permit in an C4-6 district, the interpretation of the theoretical lot for the conversion of a hotel into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—213 West 76th Street, north side, 83 feet east of Broadway, Block 1168, Lot 22, Borough of Manhattan. Community Board #7M.

1132-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in a R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8802 Ft. Hamilton Parkway, southwest corner of 88th Street, Block 6068, Lot 30, Borough of Brooklyn. Community Board #10BK.

1133-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8804 Ft. Hamilton Parkway, west side, 22 feet south of 88th Street, Block 6068, Lot 31, Borough of Brooklyn. Community Board #10BK.

1134-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8808 Ft. Hamilton Parkway, west side, 48 feet south of 88th Street, Block 6068, Lot 32, Borough of Brooklyn. Community Board #10BK.

1135-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8812 Ft. Hamilton Parkway, west side, 74 feet south of 88th Street, Block 6068, Lot 132, Borough of Brooklyn. Community Board #10BK.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-A1 Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—314 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

Laid over from October 23, 1979, for continued hearing.

CALENDAR

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—314 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

Laid over from October 23, 1979, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 27, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, November 27, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013, on the following matters:

1-78-SA

APPLICANT—Dor-O-Matic, Incorporated, owner.

SUBJECT—To include additional use of automatic door operator.

903-79-SA

APPLICANT—Holmes Protection, Incorporated—fire alarm systems.

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

752-79-A

APPLICANT—Peter F. Oddo for Raymond Longobardi, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—384 Nelson Avenue, south side, 233.45 feet east of Drew Court, Block 5300, Lot 17, Great Kills, Borough of Staten Island.

753-79-A

APPLICANT—Peter F. Odo for Raymond Longobardi, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—386 Nelson Avenue, south side, 257.60 feet east of Drew Court, Block 5300, Lot 19, Great Kills, Borough of Staten Island.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

767-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr., owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—6 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

768-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr., owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—8 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

769-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr., owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

1084-79-A

APPLICANT—Leonard F. Rothkrug for Bayside Federal Savings and Loan Association, owner.

SUBJECT—Application October 2, 1979—filed pursuant to Sections 35 and 36, Article 3 of the General City Law re- proposed construction in the bed of a mapped street and not fronting on a legally mapped street.

PREMISES AFFECTED—20-02 Francis Lewis Boulevard, northwest corner of Willets Point Boulevard, Block 4762, Lot 1, Whitestone, Borough of Queens.

5-78-A

APPLICANT—Apsco Fabrics, Incorporated for Louis and Bessie Adler Foundation, Incorporated, owners.

SUBJECT—Application for consideration—to dismiss the application of January 4, 1978—appeal from a decision of the Fire Commissioner re- sprinkler protection under the obstructions (Bins).

PREMISES AFFECTED—469-475 10th Avenue and 501 West 36th Street, northwest corner, Block 708, Lot 31, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 4, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, December 4, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

CALENDAR

SPECIAL ORDER CALENDAR

319-79-BZ

APPLICANT—M. Martin Elkind for Melvin Last, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of a one story enlargement to an existing mixed building to be used as a warehouse that creates non-compliance within the rear yard.

PREMISES AFFECTED—25-50 31st Street, west side, 259.11 feet south of Astoria Boulevard, Block 598, Lot 44, Astoria, Borough of Queens.

343-68-BZ

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-7 district, the erection of a 12 story commercial building that penetrates the sky exposure plane and encroaches on the required rear yard.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

344-68-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Appeal from a decision of the Borough Superintendent re- shaft for escalators enclosure; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

204-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Appeal from a decision of the Borough Superintendent re- marquee, height, extending, etc.; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

205-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

206-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

207-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

208-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

209-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

788-57-BZ

APPLICANT—Leonard F. Rothkrug for Joykiss Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy which expired September 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of 5 gallon storage tanks and two pumps and the parking of employees' cars on the unbuild upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lot 32 (formerly Lots 32 and 42), Flushing, Borough of Queens.

CALENDAR

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

ZONING CASES

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lots 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

235-79-BZ

APPLICANT—Joseph A. Gioia for P.C. LaBella Funeral Chapels, owner.

SUBJECT—Application March 6, 1979—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in an R5 district, in an existing two story mixed building, the extension of the funeral establishment into the second floor that increases the degree of non-conformity.

PREMISES AFFECTED—2625 & 2627 Harway Avenue, northeast corner of Bay 43rd Street, Block 6898, Lot 9, Borough of Brooklyn. Community Board #13BK.

257-79-BZ

APPLICANT—DHJ Industries, Incorporated for U.S.I.F. 34th Street Corporation, owner, DHJ Industries, Incorporated, lessee.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C6-2 district, in an existing eighteen story commercial building, the use of a portion of the first floor for textile manufacturing.

PREMISES AFFECTED—331-349 West 33rd Street, north side, 165 feet east of 9th Avenue, 330 West 34th Street, Block 757, Lot 54, Borough of Manhattan. Community Board #4M.

522-79-BZ

APPLICANT—Nicholas J. Salvadeo for William Meyers, owner.

SUBJECT—Application May 2, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the reconstruction and modernization of an existing automotive service station and retail store establishment.

PREMISES AFFECTED—496 Arthur Kill Road, southeast corner of Elverton Avenue, Block 5450, Lots 22 and 27, Great Kills, Borough of Staten Island. Community Board #3S.I.

732-79-BZ

APPLICANT—Samuel J. Kisseloff for 215 West 29th Street Corporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of New York City Charter to permit in a M1-5 district, in an existing seven story building, the conversion of the second floor through the seventh floor from factory use into a multiple dwelling.

PREMISES AFFECTED—215 West 29th Street, north side, 167 feet west of Fashion Avenue, Block 797, Lot 30, Borough of Manhattan. Community Board #5M.

812-79-BZ

APPLICANT—Larry Meltzer for fortieth Madison Realty Company, owner, Peron Restaurant Incorporated, Lessee.

SUBJECT—Application July 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 25 story commercial building, the addition to the existing first floor and mezzanine restaurant to include limited cabaret.

PREMISES AFFECTED—279/293 Madison Avenue, 23/29 East 40th Street, northeast, Block 1275, Lot 23, Borough of Manhattan. Community Board #5M.

867-79-BZ

APPLICANT—Paul Feldman for Kedem Fruit Product, Company, owner, The Center for Special Education, Lessee.

SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an M3-1 district, in an existing three story and basement building, the change in occupancy from offices and residence to offices and school.

PREMISES AFFECTED—430 Kent Avenue, west side, 814.82 feet north of Division Avenue, Block 2134, Lot 48, Borough of Brooklyn. Community Board #1BK.

889-79-BZ

APPLICANT—Leonard F. Rothkrug for Odlum Associates, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an M1-2 district, the conversion of an existing ten story commercial and manufacturing building into apartments above the first floor conforming use.

PREMISES AFFECTED—138-40 West 17th Street, south side 257 feet east of Seventh Avenue, Block 792, Lot 58, Borough of Manhattan. Community Board #4M.

890-79-A

APPLICANT—Leonard F. Rothkrug for Odlum Associates, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of story and shaft enclosure, windows in stairway, exit door and a second means of egress.

CALENDAR

PREMISES AFFECTED—138-40 West 17th Street, south side, 257.5 feet east of Seventh Avenue, Block 792, Lot 58, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 4, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, December 4, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

783-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Classic Gas Line Antifreeze" in (12) twelve fluid ounce Plastic Bottles with Replaceable Cap container not in compliance with regulations of the Administrative Code of New York City.

807-79-A

APPLICANT—Walter T. Gorman, for Staten Island Boat Sales, Incorporation, owner.

SUBJECT—Application July 17, 1979—appeal from a decision of the Borough Superintendent re- proposed installation of two (2) Two thousand (2,000) gallon gasoline storage tanks.

PREMISES AFFECTED—222 Mansion Avenue, southeast Great Kills Harbor, Block 5207, Lots 7 and 12, Great Kills, Borough of Staten Island.

808-79-A

APPLICANT—Jerome L. Grushkin for Edward Corallo, owner.

SUBJECT—Application July 18, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Buttonwood Road, west side, 873.95 feet west of Woodhaven Avenue, Block 881, Lot 255, Todt Hill, Borough of Staten Island.

811-79-A

APPLICANT—Joseph B. Raia for Sandra Siste, owner.

SUBJECT—Application July 19, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—20 Clinton Road, west side, 207.45 feet south of Amboy Road, Block 5132, Lot 27, Great Kills, Borough of Staten Island.

1098-79-A

APPLICANT—George D. Kelly, Kelro Consultants, Incorporated for Hilton Hotels Corporation, owner.

SUBJECT—Application October 11, 1979—appeal from a decision of the Fire Commissioner, re- proposed installation of Automatic Door Holders.

PREMISES AFFECTED—1321 Avenue of the Americas, 100-39 West 53rd Street, 100-36 West 54th Street, Block 1006, Lots 14, 15, 18, 21, 26 through 28 and 47 through 50, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

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REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 1979, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 9, 1979, were approved as printed in the Bulletin of October 18, 1979, Volume 64, Number 41.

176-69-A

APPLICANT—M. Milton Glass for Joint Board Dress Building, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1979—appeal from a decision of the Fire Commissioner re-Elevator-in-Readiness; previously granted on condition.

PREMISES AFFECTED—218 to 232 West 40th Street, south side, 214 feet 3 inches west of 7th Avenue, Block 789, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and term of modification extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1969 on certain conditions; and

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution on July 8, 1969, only as to the term of the modification, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, on condition that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar Number 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F.D. Folder No. 141089.01)

853-53-BZ

APPLICANT—Lama and Vassalotti for Martin Siegel, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired June 22, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp Street and 3106-3116 Avenue X, southwest corner, Block 7429, Lot 10, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #15BK recommended approval received October 23, 1979; and

WHEREAS, this application was granted by the Board on June 22, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 22, 1954, as amended through June 12, 1973, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 1226-53)

406-64-BZ

APPLICANT—Max Siegel Associates for M and R Management Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 14, 1979—decision of the Borough Superintendent, previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R7-2 district, in an existing multiple dwelling, the use of the unused and surplus tenants spaces in the required accessory garage for transient parking.

PREMISES AFFECTED—220 East 63rd Street, south side, 205 feet east of Third Avenue, Block 1417, Lot 35, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: John Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on September 26, 1979; and

WHEREAS, this application was granted by the Board on July 14, 1964, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 14, 1964 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be com-

MINUTES

plied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 254-64)

684-64-BZ

APPLICANT—Max Siegel Associates for 360 East 72nd Street Owners Corporation, owner.

SUBJECT—Application for consideration—reopening for extension term of variance which expired October 20, 1979—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R8 C1-5 and R10 district, in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces with the required accessory garage.

PREMISES AFFECTED—1325 First Avenue, west side, from East 71st Street to East 72nd Street, 355 East 71st Street, 360 East 72nd Street, Block 1446, Lot 23, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: John Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on September 26 1979; and

WHEREAS, this application was granted by the Board on October 20, 1964, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 20, 1964 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 533-64)

708-78-BZ

APPLICANT—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 73-03(g) of the Zoning Resolution, permitting in a C2-5 district, the rehabilitation of an existing automotive service station with accessory uses by increasing the number of tanks and removing repair services.

PREMISES AFFECTED—340-346 East 96th Street and 1847-1855 First Avenue, southwest corner, Block 1558, Lot 26, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on September 26, 1979; and

WHEREAS, this application was granted by the Board on December 12, 1978, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 12, 1978, by adding thereto:

"that the gasoline pumps shall conform to revised drawing of proposed conditions marked 'Received July 24, 1979'—one sheet, *on condition* that the work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 802-78)

516-43-A

APPLICANT—Saul Goldsmith for Welbilt Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the acting Borough Superintendent re- bed of mapped street; previously granted on condition.

PREMISES AFFECTED—57-46 Flushing Avenue, 59-05 60th Avenue, 58-12 59th Drive and 59-83 59th Street, east side, 214 feet 10 inches south of 59th Drive, Block 2649, Lot 113 (formerly Block 2649, Lots 113 and 115, Block 2653, Lot 5), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

557-77-A

APPLICANT—Dominick Salvati and Son for Pan Am Motor Inn, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner—for Modification of Certificate of Occupancy #Q160047 re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—79-10 Queens Boulevard, south side, 80 feet east of Hillyer Street, Block 2453, Lot 40, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., Special Order Calendar, for continued hearing.

240-78-A

APPLICANT—Robert A. Fuller for the Kingsford Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (charcoal impregnated with solvent) with a flash point of 180°F. and "Conoco LPA Solvent" with a flash point of 162°F. in four (4) pound baler bags with no type of airtight replaceable cup or top, packaging not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Robert A. Fuller.

For Administration: Lt. R. J. Ellis, Fire Dept.

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ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

316-78-A

APPLICANT—Robert A. Fuller for the Kingsford Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (charcoal impregnated with solvent) with a flash point of 180°F. and "Conoco LPA Solvent" with a flash point of 162°F. in eight (8) pound baler bags with no type of airtight replaceable cap or top, packaging not in compliance with the regulations of the Administrative Code of the City of New York; previously granted on condition.

APPEARANCES—

For Applicant: Robert A. Fuller.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

26-79-A

APPLICANT—Storch, Pesa and Associates for 744 Clinton Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution appeal from Administrative decision, re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—744 Clinton Street, west side, 225 feet south of Halleck Street, Block 623, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. Storch.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

632-19-BZ—Vol. III

APPLICANT—Henry M. Garsson for Metromedia, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, in an existing four story building, the change in occupancy from public garage to studios, offices and storage incidental to radio and television broadcasting with accessory garage.

PREMISES AFFECTED—215-217 East 67th Street, north side, 275 feet east of Third Avenue, Block 1422, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry M. Garsson.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., Special Order Calendar, for inspection and decision; hearing closed.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-A1 Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for continued hearing at the request of the applicant.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-A1 Company, owner.

SUBJECT—Application August 18, 1978—Appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for continued hearing at the request of the applicant.

1112-78-BZ

APPLICANT—Nicholas J. Salvadeo for Philip Ressa, Contract Vendee.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for applicant to properly notify all property owners within the affected area—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and cellar office building with accessory parking in the open area.

PREMISES AFFECTED—Victory Boulevard, south side, 100 feet east of Canterbury Avenue, Block 2085, Lot 14-T, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo, John J. Turvey, Leonard Kleiman, and Steven Kleiman.

For Opposition: Glenna O'Hare, George Talaszek, Marilyn Feldman, Patricia Talaszek, Edward J. Destefanis, Herbert Silverstein, Neil Silverman and others.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for continued hearing; additional information.

63-79-BZ

APPLICANT—George J. Meltzer for John Manzolillo, owner.

SUBJECT—Application January 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story and cellar enlargement to an existing two family dwelling and dentist's office to be used as a funeral establishment.

PREMISES AFFECTED—58-12 Main Street, 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: George J. Meltzer, John L. Crisona, Ronald Ogur, John Manzolillo, Joseph E. Valletutti, Michael Bello, Dominick J. Carlisi, M.D., Lisa Fuentes, Raymond Aubel, Carmine Leonardo and many others.

For Opposition: Richard Herce, David Oats, Dorothy Brent, Lucy Terrothy, Antoinett Tavisani, Alfred Orioli and many others.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for continued hearing; additional information.

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64-79-A

APPLICANT—George J. Meltzer for John Manzolillo, owner.

SUBJECT—Application January 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of frame structure as Dental office.

PREMISES AFFECTED—58-12 Main Street and 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens.

ACTION OF BOARD Laid over to November 20, 1979, at 10 A.M., for continued hearing; additional information.

96-79-BZ

APPLICANT—Dominick Salvati and Son for Starrett City Incorporated, owner, Eddie Arcaro's Restaurant, lessee.

SUBJECT—Application February 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-3 district, within an existing shopping center, the addition to the uses of an existing restaurant to include an amusement arcade.

PREMISES AFFECTED—1344-50 Pennsylvania Avenue, southwest corner of Twin Pines Drive, Block 4452, Lot 15, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for decision; hearing closed.

168-79-BZ

APPLICANT—Ernest D. Davis for Gary Gabriel, owner, Barbara Taylor, lessee.

SUBJECT—Application February 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-4 district, in an existing two story commercial building, the maintenance of the present eating and drinking establishment without restrictions on entertainment or dancing.

PREMISES AFFECTED—101-115 West 116th Street, northwest corner of Lenox Avenue, Block 1901, Lot 29, Borough of Manhattan. Community Board #10M.

APPEARANCES—

For Applicant: Ernest D. Davis.

For Opposition: Mubsin Nabil.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for continued hearing at the request of the applicant to submit additional information.

266-79-BZ

APPLICANT—Taki J. Langan for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 72-21 and 73-641 of the Zoning Resolution, to permit in an R-4 district, the erection of a new six story building to an existing Medical Center that creates non-compliance in floor area ratio, encroaches on the required front yard, penetrates the sky exposure plane and with less than the required accessory parking.

PREMISES AFFECTED—146-01 45th Avenue, northeast corner of Burling Street, Block 5199, Lots 7, 8, 9, 10, 110,

21 and 21T, Block 5198, Lots 12 and 25, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Taki J. Langan.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for decision; hearing closed.

267-79-BZ

APPLICANT—Taki J. Langan for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 73-451 and 73-452 of the Zoning Resolution, to permit in an R3-2 district, the construction and maintenance of an off-site accessory parking facility for an existing medical center.

PREMISES AFFECTED—144-11 45th Avenue, north side, 50 feet west of Burling Street, Block 5196, Lots 3, 5, 10, 77, 79, and 82, Flushing, Borough of Queens. Community Board #7Q.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for decision; hearing closed.

268-79-BZ

APPLICANT—Taki J. Langan for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 73-451 and 73-452 of the Zoning Resolution, to permit in an R3-2 district, the construction and maintenance of an off-site accessory parking facility for a medical center.

PREMISES AFFECTED—144-14 45th Avenue, south side, 75 feet west of Burling Street, Block 5204, Lots 4 and 9, Borough of Queens. Community Board #7Q.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for decision; hearing closed.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 district, in an existing seven story building, the conversion of the second through seventh floors into joint living/working quarters for artists.

PREMISES AFFECTED—351/53 Jay Street, east side, 147.7 feet south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for continued hearing.

MINUTES

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a decision of the Borough Superintendent re- bedroom windows.

PREMISES AFFECTED—351-353 Jay Street, east side, 147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for continued hearing.

335-79-BZ

APPLICANT—Joseph Pell Lombardi for Fifth Avenue Loft Corporation, owner.

SUBJECT—Application March 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and M1-8 district in an existing 13 story commercial and manufacturing structure, the conversion of all floors above the first floor into a multiple dwelling extending into M1 district.

PREMISES AFFECTED—140 Fifth Avenue, southwest corner of West 19th Street, Block 820, Lot 47, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

For Opposition: None.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for continued hearing; additional information.

336-79-A

APPLICANT—Joseph Pell Lombardi for Fifth Avenue Loft Corporation, owner.

SUBJECT—Application March 28, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling law.

PREMISES AFFECTED—140 Fifth Avenue and 2/6 West 19th Street, southwest corner, Block 820, Lot 47, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for continued hearing; additional information.

341-79-BZ

APPLICANT—Leonard F. Rothkrug for Vincent and Lucy Calicchio, owners.

SUBJECT—Application April 3, 1979—decision of the Borough Superintendent, under Section 73-18 of the Zoning Resolution, to permit in a R3-2 (RSD) district, the construction of a one story building to be occupied as a riding stable and academy.

PREMISES AFFECTED—201 Winant Avenue, east side, 256.13 feet south of Lucille Avenue, Block 7044, Lots 222 and 228, Rossville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Hyman Muss and Joel B. Grae.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for decision; hearing closed.

342-79-A

APPLICANT—Leonard F. Rothkrug for Vincent and Lucy Calicchio, owners.

SUBJECT—Application April 3, 1979—appeal from a decision of the Borough of Superintendent re- proposed building not fronting on legal street, storm sewers and frame building without sprinklers.

PREMISES AFFECTED—201 Winant Avenue, east side, 256.13 feet south of Lucille Avenue, Block 7044, Lots 222 and 228, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for decision; hearing closed.

366-79-BZ

APPLICANT—Samuel J. Kisseloff for Shul-Reis Realty Company, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Sections 72-01, 72-21 and 73-241 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C2-8 district, the construction of four additional stories on an existing one story and basement commercial building that creates non-compliance on the commercial lot area and floor area requirement.

PREMISES AFFECTED—1185 1st Avenue, northwest corner of East 64th Street, Block 1439, Lot 23, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Laid over to October 30, 1979, at 10 A.M., for deferred decision; hearing closed.

575-79-BZ

APPLICANT—Harry Soled for Michael Gervis, owner.

SUBJECT—Application May 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front and rear yards and with balconies within the required side yard.

PREMISES AFFECTED—1711 55th Street, north side, 77 feet east of 17th Avenue, Block 5486, Lot 72, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for continued hearing.

579-79-BZ

APPLICANT—Stroch, Pesa and Associates for Peter D. Ciaccio, owner.

SUBJECT—Application May 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—66-36 53rd Avenue, south side, 148.5 feet west of 68th Street, Block 2406, Lot 19, Maspeth, Borough of Queens. Community Board #5Q.

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APPEARANCES—

For Applicant: Edward Storch and Peter D. Ciaccio.
For Opposition: Richard Voboril, Giacomo Napolitano,
Liborio Mendolia and Salvatore S. Dentici.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at
10 A.M., for decision, hearing closed.

580-79-BZ

APPLICANT—Storch, Pesa and Associates for Peter D.
Ciaccio, owner.

SUBJECT—Application May 17, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in an R4 district, the erection of a
two family dwelling that encroaches on the required side
yard.

PREMISES AFFECTED—66-40 53rd Avenue, south side,
100 feet west of 68th Street, Block 2406, Lot 22, Maspeth,
Borough of Queens. Community Board #5Q.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at
10 A.M., for decision; hearing closed.

622-79-BZ

APPLICANT—Lama and Vassalotti for McNulty Funeral
Home, Incorporated, owner.

SUBJECT—Application May 25, 1979 decision of the Bor-
ough Superintendent, under Section 73-27 of the Zoning
Resolution, to permit in a C1-2 district, the extension of
an existing funeral establishment previously before the
Board into an adjoining store.

PREMISES AFFECTED—3006/3010 Middletown Road,
south side, 36.45 feet west of Hollywood Avenue, Block
5400, Lots 51 and 52, Borough of The Bronx. Community
Board #10BX.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at
10 A.M., for decision; hearing closed.

181-79-BZ

APPLICANT—Louis Lieberman for Bonah Construction
Corporation, owner.

SUBJECT—Application February 27, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zoning
Resolution and Section 666 of the New York City Charter,
to permit in an R5 district, the erection of a three story and
cellar, three family dwelling that encroaches on the required
front, side and rear yards.

PREMISES AFFECTED—1665 50th Street, north side,
230 feet west of 17th Avenue, Block 5454, Lot 62, Borough
of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Kenneth Lynch.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application
on October 9, 1979, after due notice by publication in the
Bulletin; laid over to October 23, 1979; and

WHEREAS, the decision of the Borough Superintendent,
dated February 5, 1979, acting on N.B. Applic. #1/1979,
reads:

"1. Proposed building does not comply with the
front yard requirement of 18'-0" for a building in an R5
zone as per sec. 23-45 of Z.R.

2. Proposed building, in this case a 3 family Mul-
tiple Dwelling, in an R5 zone, requires two 8'-0" side
yards as per Section 23-462 of Z.R.

3. Proposed building does not comply with 30'-0"
rear yard requirement under Section 23-47 of Z.R."

and

WHEREAS, the premises and surrounding area had a site
and neighborhood evaluation by a committee of the Board
consisting of Commissioner John J. Walsh, P.E. and Commis-
sioner Stanley M. Wolf, R.A.; and

WHEREAS, the variance herein is restricted to a practical
difficulty relating to bulk questions involving yard encroach-
ment only; and

WHEREAS, the Board has determined that the evidence in
the record supports the findings required to be made under
Section 72-21 of the Zoning Resolution, and that the applicant
is therefore entitled to relief on the grounds of practical diffi-
culty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does
hereby make each and every one of the required findings and
grants a variation in the application of the Zoning Resolu-
tion, limited to the objection cited, and that the application
be and it hereby is *granted* under Section 72-21 of the Zon-
ing Resolution, to permit in an R5 district, the erection of a
three-story and cellar, three-family dwelling that encroaches
on the required front and side yards *on condition* that all
work shall substantially conform to drawings as they apply
to the objection, above noted, filed with this application,
marked "Received February 27, 1979", 1 sheet, and "October
16, 1979", 2 sheets; and *on further condition* that no Building
Department permit shall be issued within 31 days after the
date of certification of this resolution; that a smoke detector
with a self-contained alarm be installed in each apartment;
and that all laws, rules and regulations applicable be complied
with, and that substantial construction be completed within
one year from the date of this resolution.

182-79-A

APPLICANT—Louis Lieberman for Bonah Construction
Corporation, owner.

SUBJECT—Application February 27, 1979—appeal from a
decision of the Borough Superintendent re- wheelchair ac-
cess and rear yard for proposed three (3) family dwelling.

PREMISES AFFECTED—1665 50th Street, north side,
230 feet west of 17th Avenue, Block 5454, Lot 62, Borough
of Brooklyn.

APPEARANCES—

For Applicant: Kenneth Lynch.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 5, 1979, on N.B. Applic. #1/79, reads:

- "1. Provide wheelchair access for proposed bldg. as per C26-601.1 B.C.
2. Provide 30'-0" rear yard for proposed 3 family Multiple Dwelling as per Sec. 26 M.D.L."

and

WHEREAS, the premises had a site and neighborhood evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated February 5, 1979, acting on N.B. Applic. #1/79, Objection Nos. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 181-79-BZ; and that all other laws, rules and regulations be complied with.

275-79-BZ

APPLICANT—Louis Lieberman for Samsol Homes, Incorporated, owner.

SUBJECT—Application March 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 660 of the New York City Charter, to permit in an R6 district the erection of a three story and cellar, three family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—1518-53rd Street, south side, 137.6 feet east of 15th Avenue, Block 5477, Lot 12, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Kenneth Lynch.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1979, after due notice by publication in the Bulletin; laid over to October 9, 1979; then to October 23, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1979, acting on N.B. Applic. #188/1979, reads:

- "1. Provide 2-8'-0" side yards as per Section 23-462 of Zoning Resolution for proposed 3 family building.
2. Proposed 3 family building does not comply with Sec. 23-47 of Z.R. for minimum required rear yard of 30'-0".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #12, Brooklyn, has recommended approval of this application; and

WHEREAS, the variance requested herein is restricted to a practical difficulty relating to the bulk question of rear yard encroachment on a shallow lot depth only; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the appli-

cant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three-story and cellar, three-family dwelling that encroaches on the required rear yard *on condition* that all work shall substantially conform to drawings, marked "Received March 13, 1979", 1 sheet, and "September 27, 1979", 3 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

276-79-A

APPLICANT—Louis Lieberman for Samsol Homes, Incorporated, owner.

SUBJECT—Application March 13, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1518 53rd Street, south side, 137.6 feet east of 15th Avenue, Block 5477, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Kenneth Lynch.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1979, on N.B. Applic. #188/78, reads:

- "1. Provide a 30'-0" rear yard for proposed three family Multiple Dwelling as per Sec. 26 M.D.L.

Provide primary entrance accessible to individuals in wheel chairs as per C26-601.1 B.C."

and

WHEREAS, the premises had a site and neighborhood evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 6, 1979, acting on N.B. Applic. #188/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 275-79-BZ; and that all other laws, rules and regulations be complied with.

346-79-BZ

APPLICANT—Harry Soled for Eugene Lichtenstein, owner.

SUBJECT—Application April 4, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a R-6 district, the erection of an enlargement to the first floor of an existing three story and basement multiple dwelling that creates non-compliance in open space ratio and rear yard obstruction.

PREMISES AFFECTED—221 Keap Street, north side, 121 feet west of Marcy Avenue, Block 2194, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: Vice Chairman Agusta, Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1969, after due notice by publication in the Bulletin; laid over to October 9, 1979; then to October 23, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1979, acting on Alt. Applic. #1279/1978, reads:

"1. Proposed enlargement as indicated 15'-0" x 25'-0" creates a non-compliance in open space ratio and is contrary to Sec. 23-142 of Z.R.

2. Proposed balcony projecting into rear yard is not a permitted obstruction in the rear yard, in that it does not comply with Section 23-13 of Z.R."

and

WHEREAS, the premises had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the variance requested herein relates to a practical difficulty involving bulk questions relating to open space rear yard encroachment only; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of an enlargement to the first floor of an existing three-story and basement multiple dwelling that creates non-compliance in open space ratio and rear yard obstruction *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 4, 1979", 8 sheets and "September 27, 1979", 1 sheet; and *on further condition* that smoke detectors with a self-contained alarm be installed in each apartment; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

347-79-A

APPLICANT—Harry Soled for Eugene Lichtenstein, owner.

SUBJECT—Application April 4, 1979—appeal from a decision of the Borough Superintendent re- open space ratio.

PREMISES AFFECTED—221 Keap Street, north side, 121 feet west of Marcy Avenue, Block 2194, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: Vice Chairman Agusta, Commissioner Walsh. 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1979, on Alt. Applic. #1279/78, reads:

"1. Proposed enlargement exceeds by 25% the floor area of first floor and therefore not permitted under Section 171 M.D.L."

and

WHEREAS, the premises had a site and neighborhood evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1979, acting on Alt. Applic. #1279/1978, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 346-79-BZ; and that all other laws, rules and regulations be complied with.

Adjourned: 4:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 1979, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

208-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application February 28, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Summit Road, south side, 40.70 feet east of Bryan Street, Block 7942, Lot 3, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1469/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 1, 1979 acting on N.B. Applic. #1469/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 per cent of the volume required, a minimum of 75 per cent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells

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will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977; and *on further condition* that the building shall substantially conform to drawings, marked "Received March 2, 1979, 2 sheets and that all laws, rules and regulations shall be complied with.

209-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Bryan Street, east side, 88.18 feet south of Summit Road, Block 7942, Lot 39, Tottenville, Borough of Staten Island

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1470/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979 acting on N.B. Applic. #1470/78 Objection No. 1 a and b and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such

sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

210-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 Bryan Street, east side, 144.18 feet south of Summit Road, Block 7942, Lot 37, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1471/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979 acting on N.B. Applic. #1471/78 Objection No. 1 a and b and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it

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represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

211-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 Bryan Street, east side, 112 feet north of Pittsville, Block 7942, Lot 35, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1472/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979 acting on N.B. Applic. #1472/78, Objection No. 1 a and b and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area

same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

212-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 Bryan Street, east side, 56 feet north of Pittsville Avenue, Block 7942, Lot 32, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1473/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979, acting on N.B. Applic. #1473/78, Objection No. 1 a and b and 2 be and it hereby

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is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

213-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—35 Bryan Street, northeast corner of Pittsville Avenue, Block 7942, Lot 27, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1474/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C2 -401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979 acting on N.B. Applic. #1474/78, Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

214-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—32 Connecticut Street, west side, 106.18 feet south of Summit Road, Block 7942, Lot 13, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1475/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E.

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and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979 acting on N.B. Applic. #1475/78 Objection No. 1 a and b and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

215-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Connecticut Street, west side, 166.18 feet south of Summit Road, Block 7942, Lot 15, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1476/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979 acting on N.B. Applic. #1476/78, Objection No. 1 a and b and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

216-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Connecticut Street, west side, 120 feet north of Pittsville Avenue, Block 7942, Lot 17, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1477/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the

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subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979, acting on N.B. Applic. #1477/78, Objection No. 1 a and b and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979", and that all laws, rules and regulations shall be complied with.

217-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Connecticut Street, west side, 60 feet north of Pittsville Avenue, Block 7942, Lot 21, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1478/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of

the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979 acting on N.B. Applic. #1478/78, Objection No. 1 a and b and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

218-79-A

APPLICANT—Alphonse J. Calvanico for Irving Tenenbaum, owner.

SUBJECT—Application March 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—56 Connecticut Street, northwest corner of Pittsville Avenue, Block 7942, Lot 23, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, on N.B. Applic. #1479/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

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2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 1, 1979, acting on N.B. Applic. #1479/78, Objection No. 1 a and b and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 2, 1979" and that all laws, rules and regulations shall be complied with.

619-79-A

APPLICANT—Leonard F. Rothkrug for Fraydun Enterprises, owner.

SUBJECT—Application May 25, 1979—appeal from a decision of the Borough Superintendent re- rear yard and proper sized inner courts.

PREMISES AFFECTED—155/49 East 50th Street, north side, 160 feet west of Third Avenue, Block 1305, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 18, 1979, on Alt. Applic. #668/78, reads:

"6. Proposed conversion is contrary to Sec. 54-31 Z.R. since it increases degree of non-compliance of rear yard.

7. Proposed conversion is contrary to Sec. 23-852 Z.R. since it does not have proper size inner courts."

and

WHEREAS, this building was originally built as a Multiple Dwelling; and

WHEREAS, there has been no increase in the bulk of this building since 1961; and

WHEREAS, the application is to convert a conforming non-complying commercial building to a conforming non-complying mixed building with residential uses; and

WHEREAS, both uses do not have complying rear yards; and

WHEREAS, the converted residential portion of this building will be subject to the requirements of the State Multiple Dwelling Law, including yards and courts, therefore be it

Resolved that the Board of Standards and Appeals does hereby interpret the zoning resolution so as to permit conversions of existing conforming non-complying commercial buildings to conforming non-complying mixed buildings with residential uses, when the residential portions of such buildings are subject to and comply with yard and court provisions of the State Multiple Dwelling Law.

5-78-A

APPLICANT—Apsco Fabrics, Incorporated for Louis and Bessie Adler Foundation, Incorporated, owners.

SUBJECT—Application for consideration—to dismiss the application of January 4, 1978—appeal from a decision of the Fire Commissioner re- sprinkler protection under the obstructions (Bins).

PREMISES AFFECTED—469-475 10th Avenue and 501 West 36th Street, northwest corner, Block 708, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: R. Weinberger and Frederick Coceman.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to November 27, 1979, at 2 P.M., hearing closed.

543-78-A

APPLICANT—Galbreath-Ruffin Corporation.

SUBJECT—Application July 14, 1978—review and appeal of Modification to Reference Standard 13-1 (Air Filters) granted under Calendar Number 281-77-BCR.

PREMISES AFFECTED—150 E. 42nd St., block bounded by Lexington Ave., 3rd Ave., E. 42nd St. and E. 41st St., Block 1296, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Win Froehlich and Lewis Whiteman.

For Opposition: Chief Elmer F. Chapman, M. J. Marchese, William F. Burke, Lt. R. J. Ellis and Chief Edward P. Fitzgerald.

ACTION OF BOARD—Laid over to November 15, 1979, at 10:00 A.M., special hearing.

566-79-A

APPLICANT—Leonard F. Rothkrug for Cast Dur Realty Company also known as Jet Sand and Stone Corporation, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Department of Ports and Terminals re- Storage of Asphalt.

PREMISES AFFECTED—38-05 College Point Boulevard, south side, 22.63 feet, east of Whitestone Expressway, Block 4942, Lot 57, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

572-79-A

APPLICANT—McGee and Morsellino for Bessie Reichman, owner, Save Way Astoria Incorporated, Long-term, lessee.

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SUBJECT—Application May 16, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service gasoline station is Contrary to Sec. 19-73-0-b2 of the Administrative Code.

PREMISES AFFECTED—38-01 21st Street, southwest corner of 38th Avenue, Block 471, Lot 734, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Decision deferred to October 30, 1979, at 2 P.M., hearing closed.

633-79-A

APPLICANT—Martyn and Don Weston for John P. Cannon, owner.

SUBJECT—Application May 31, 1979—appeal from a decision of the Borough Superintendent, re- egress.

PREMISES AFFECTED—17-19 Richards Street, northeast corner of Seabring Street, Block 505, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: I. Donald Weston.

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for continued hearing; additional information to be submitted.

634-79-A

APPLICANT—T. J. Walocha for Bell and Howell Micro-film Products Division, owner.

SUBJECT—Application May 31, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Type 'N' Toner" in 1 quart H.D. Polyethylene container. Container not in compliance with the regulation of the Administrative Code.

APPEARANCES—

For Applicant: Ted Walocha.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision; hearing closed.

706-79-A

APPLICANT—McGee and Morsellino for Raymond F. Esposito, owner, Save Way Flushing, lessee.

SUBJECT—Application June 18, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service Gas Station is contrary to Section 19-73.082 of the Administrative Code.

PREMISES AFFECTED—56-01 Main Street, southeast corner of 56th Avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision, hearing closed.

782-79-A

APPLICANT—Ricoh Electronics Incorporated, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Copier Dispersant" Cylindrical Plastic contents with Polystyrene Cap with Safe Guard Liner (From 3M) container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Takao Hamada.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

910-79-A

APPLICANT—East Bayside Homeowners Association, Incorporated, Appellant; Madhu N. Goradia, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed School Building.

PREMISES AFFECTED—221-21 Corbett Road, north side, 566 feet north of 37th Avenue, Block 6185, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 30, 1979, at 2 P.M., for hearing; applicant to be notified.

Adjourned: 5:15 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

The resolution adopted September 25, 1979 under Calendar Number 635-57-BZ and printed in Bulletin No. 39, Volume LXIV, is hereby corrected to read as follows:

635-57-BZ

APPLICANT—George Perotto for 115 Associates, Owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: George Perotto.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 3, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 3, 1959 as amended through November 18, 1975 by adding thereto:

“To permit a change of use from doctor’s office Use Group 4 on the first floor and medical research publication Use Group 6 on the second floor, to general business offices Use Group 6, substantially as shown on revised drawing of proposed conditions marked ‘Received July 6, 1979’—one sheet; *on condition* that the exists shall comply with the New York City Building Code; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects.” (Alt. 574-79)

*In the resolution section the words “Whereas, Community #8M was notified by the applicant on June 6, 1979, and no response has been received” has been deleted to correct the resolution.

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OF THE

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OF THE CITY OF NEW YORK

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed up to October 30, 1979

- | <i>Cal. No.</i> | <i>Dept.</i> | <i>Premises Affected</i> |
|-----------------|--------------|---|
| 1132-79-BZ | B.B. | 8802 Ft. Hamilton Parkway, southwest corner of 88th Street, Block 6068, Lot 30, Borough of Brooklyn. Community Board #10BK. N.B. #11/79. re- proposed erection of a two story basement dwelling located in R6 special Bay Ridge dist. area "A", side yard, rear yard, and front yard. Contrary to Sections 114-101 Z.R., 114-103 Z.R., 114-113 Z.R. and 114-12 Z.R. |
| 1133-79-BZ | B.B. | 8804 Ft. Hamilton Parkway, west side, 22 feet south of 88th Street, Block 6068, Lot 31, Borough of Brooklyn. Community Board #10BK. N.B. #12/79. re- proposed erection of a two story and basement dwelling located in R6 special Bay Ridge dist. area "A", side yard, rear yard and front yard. Contrary to Sections 114-101 Z.R., 114-103 Z.R., 114-113 Z.R., and 114-12 Z.R. |
| 1134-79-BZ | B.B. | 8808 Ft. Hamilton Parkway, west side, 48 feet south of 88th Street, Block 6068, Lot 32, Borough of Brooklyn. Community Board #10BK. N.B. 12/79. re proposed erection of a two story basement dwelling located in R6 Special Bay Ridge dist. area "A", side yard, rear yard, and front yard. Contrary to Sections 114-101 Z.R., 114-103 Z.R., 114-113 Z.R. and 114-12 Z.R. |
| 1135-79-BZ | B.B. | 8812 Ft. Hamilton Parkway, west side, 74 feet south of 88th Street, Block 6068, Lot 132, Borough of Brooklyn. Community Board #10BK. N.B. 14/79. re- proposed erection of a two story and basement dwelling located in R6 special Bay Ridge dist. Area "A" side yard, rear yard, front yard. Contrary to Sections 114-101 Z.R., 114-103 Z.R., 114-113 Z.R., and 114-12 Z.R. |
| 1136-79-SA | | Southwest Pump Company, Model #540, 540-MT, 540-T, 540-S, 540-S-MT, 540-S-T, and suffixes HD for high speed models and suffixes M1, M2 or M3 for use with self serve consoles, M1, M2, M3 with—A suffixes for use with sales Auditor features. Manufactured by Southwest Pump Company. |
| 1137-79-A | B.S.I. | 100 Cardiff Street, west side, 115.35 feet north of Castor Place, Block 6050, Lot 86, Huguenot, Borough of Staten Island. N.B. #1857/79. re- proposed use of drywells for the disposal of storm water (Local Law #7). |
| 1138-79-A | B.S.I. | 99 Cardiff Street, east side, 61.55 feet north of Castor Place, Block 6049, Lot 83, Huguenot, Borough of Staten Island. N.B. #1861/79. re- proposed use of drywells for the disposal of storm water (Local Law #7). |
| 1139-79-A | B.S.I. | 957 Ionia Avenue, north side, 100.00 feet west of Foster Road, Block 6919, Lot 60, Woodrow, Borough of Staten Island. re- proposed use of drywells for the disposal of storm water (Local Law #7). |
| 1140-79-A | B.S.I. | 967 Ionia Avenue, north side, 210.00 feet west of Foster Avenue, Block 6919, Lot 65, Woodrow, Borough of Staten Island. N.B. #595/78. re- proposed use of drywells for the disposal of storm water (Local Law #7). |

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

The following five cases have been inadvertently omitted from the November 13, 1979, 2 P.M. Calendar.

NOVEMBER 13, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, November 13, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

941-791-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—566 Pendale Street, south side, 191.00 feet east of Malone Avenue, Block 4726, Lot 21, Oakwood, Borough of Staten Island.

942-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—569 Pendale Street, north side, 147.00 feet east of Malone Avenue, Block 4721, Lot 58, Oakwood, Borough of Staten Island.

943-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—570 Pendale Street, south side, 150.00 feet east of Malone Avenue, Block 4726, Lot 18, Oakwood, Borough of Staten Island.

944-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—575 Pendale Street, north side, 100.00 feet east of Malone Avenue, Block 4721, Lot 60, Oakwood, Borough of Staten Island.

1125-79-A

APPLICANT—Nicholas J. Salvadeo for Al-Pac Development Corporation, owner.

SUBJECT—Application October 23, 1979—appeal from a decision of the Borough Superintendent re- proposed use of Copper Tubing Contrary to Section P102.4(a)(2), RS-16 of the Administrative Code.

PREMISES AFFECTED—91 Wallace Avenue, southeast corner of McClean Avenue, Block 3113, Lot 21, South Beach, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

SPECIAL HEARING

NOVEMBER 15, 1979, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Thursday morning, November 15, 1979*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

543-78-A

APPLICANT—Galbreath-Ruffin Corporation.

SUBJECT—Application July 14, 1978—review and appeal of Modification to Reference Standard 13-1 (Air Filters) granted under Calendar Number 281-77-BCR.

PREMISES AFFECTED—150 E. 42nd St., block bounded by Lexington Ave., 3rd Ave., E. 42nd St. and E. 41st St., Block 1296, Lot 46, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

The following four cases have been inadvertently omitted from the November 20, 1979, 2 P.M. Calendar.

NOVEMBER 20, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 20, 1979*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

780-79-A

APPLICANT—Alphonse J. Calvanico for John Mucha, owner.

SUBJECT—Application July 6, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—369 Harold Avenue, northeast corner of Kinghorn Street, Block 5405, Lot 47, Annadale, Borough of Staten Island.

868-79-A

APPLICANT—Edward Lauria for Singer Studio Corporation, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—561 Broadway, southwest corner of Prince Street, Block 498, Lot 7, Borough of Manhattan.

1123-79-A

APPLICANT—Albert Melniker, for 896 Huguenot Avenue, owner.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—896 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 53, Borough of Staten Island.

1124-79-A

APPLICANT—Albert Melniker for 900 Huguenot Avenue Incorporated, owner, Staten Island Saving Bank, Lessee.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—900 Huguenot Avenue, west side, 154.17 feet north of Amboy Road, Block 6815, Lot 55, Huguenot, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 4, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, December 4, 1979*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

319-79-BZ

APPLICANT—M. Martin Elkind for Melvin Last, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of a one story enlargement to an existing mixed building to be used as a warehouse that creates non-compliance within the rear yard.

PREMISES AFFECTED—25-50 31st Street, west side, 259.11 feet south of Astoria Boulevard, Block 598, Lot 44, Astoria, Borough of Queens.

343-68-BZ

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-7 district, the erection of a 12 story commercial building that penetrates the sky exposure plane and encroaches on the required rear yard.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

344-68-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Appeal from a decision of the Borough Superintendent re- shaft for escalators enclosure; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

204-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Appeal from a decision of the Borough Superintendent re- marquee, height, extending, etc.; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

CALENDAR

205-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

206-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

207-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

208-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

209-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Review of a decision of the Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

788-57-BZ

APPLICANT—Leonard F. Rothkrug for Joykiss Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy which expired September 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of 5 gallon storage tanks and two pumps and the parking of employees' cars on the unbuild upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lot 32 (formerly Lots 32 and 42), Flushing, Borough of Queens.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

150-54-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f, 7i and 7A of the Zoning Resolution, permitting in the retail use portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor repairs, store and office; and permitting the parking and storage of motor vehicles on unbuild upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia Avenue and 1061-1071 East 224th Street, northwest corner, Block 4871, Lot 1, Borough of the Bronx. Community Board 12BX.

ZONING CASES

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lots 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

235-79-BZ

APPLICANT—Joseph A. Gioia for P.C. LaBella Funeral Chapels, owner.

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SUBJECT—Application March 6, 1979—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in an R5 district, in an existing two story mixed building, the extension of the funeral establishment into the second floor that increases the degree of non-conformity.

PREMISES AFFECTED—2625 & 2627 Harway Avenue, northeast corner of Bay 43rd Street, Block 6898, Lot 9, Borough of Brooklyn. Community Board #13BK.

257-79-BZ

APPLICANT—DHJ Industries, Incorporated for U.S.I.F. 34th Street Corporation, owner, DHJ Industries, Incorporated, lessee.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C6-2 district, in an existing eighteen story commercial building, the use of a portion of the first floor for textile manufacturing.

PREMISES AFFECTED—331-349 West 33rd Street, north side, 165 feet east of 9th Avenue, 330 West 34th Street, Block 757, Lot 54, Borough of Manhattan. Community Board #4M.

522-79-BZ

APPLICANT—Nicholas J. Salvadeo for William Meyers, owner.

SUBJECT—Application May 2, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the reconstruction and modernization of an existing automotive service station and retail store establishment.

PREMISES AFFECTED—496 Arthur Kill Road, southeast corner of Elverton Avenue, Block 5450, Lots 22 and 27, Great Kills, Borough of Staten Island. Community Board #3S.I.

732-79-BZ

APPLICANT—Samuel J. Kisseloff for 215 West 29th Street Corporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of New York City Charter to permit in a M1-5 district, in an existing seven story building, the conversion of the second floor through the seventh floor from factory use into a multiple dwelling.

PREMISES AFFECTED—215 West 29th Street, north-side, 167 feet west of Fashion Avenue, Block 797, Lot 30, Borough of Manhattan. Community Board #5M.

812-79-BZ

APPLICANT—Larry Meltzer for fortieth Madison Realty Company, owner, Peron Restaurant Incorporated, Lessee.

SUBJECT—Application July 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 25 story commercial building, the addition to the existing first floor and mezzanine restaurant to include limited cabaret.

PREMISES AFFECTED—279/293 Madison Avenue, 23/29 East 40th Street, northeast, Block 1275, Lot 23, Borough of Manhattan. Community Board #5M.

867-79-BZ

APPLICANT—Paul Feldman for Kedem Fruit Product, Company, owner, The Center for Special Education, Lessee.

SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an M3-1 district, in an existing three story and basement building, the change in occupancy from offices and residence to offices and school.

PREMISES AFFECTED—430 Kent Avenue, west side, 814.82 feet north of Division Avenue, Block 2134, Lot 48, Borough of Brooklyn. Community Board #1BK.

889-79-BZ

APPLICANT—Leonard F. Rothkrug for Odlum Associates, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an M1-2 district, the conversion of an existing ten story commercial and manufacturing building into apartments above the first floor conforming use.

PREMISES AFFECTED—138-40 West 17th Street, south side 257 feet east of Seventh Avenue, Block 792, Lot 58, Borough of Manhattan. Community Board #4M.

890-79-A

APPLICANT—Leonard F. Rothkrug for Odlum Associates, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of story and shaft enclosure, windows in stairway, exit door and a second means of egress.

PREMISES AFFECTED—138-40 West 17th Street, south side, 257.5 feet east of Seventh Avenue, Block 792, Lot 58, Borough of Manhattan.

1163-79-A

APPLICANT—Harry Soled for Michael Gervis, owner.

SUBJECT—Application November 5, 1979—appeal from a decision of the Borough Superintendent re- rear yard and side yard contrary to the Multiple Dwelling Law.

PREMISES AFFECTED—1711 55th Street, north side, 77 feet east of 17th Avenue, Block 5486, Lot 72, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 4, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, December 4, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

783-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Classic Gas Line Antifreeze" in (12) twelve fluid ounce Plastic Bottles with Replaceable Cap container not in compliance with regulations of the Administrative Code of New York City.

807-79-A

APPLICANT—Walter T. Gorman, for Staten Island Boat Sales, Incorporation, owner.

SUBJECT—Application July 17, 1979—appeal from a decision of the Borough Superintendent re- proposed instal-

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lation of two (2) Two thousand (2,000) gallon gasoline storage tanks.

PREMISES AFFECTED—222 Mansion Avenue, southeast Great Kills Harbor, Block 5207, Lots 7 and 12, Great Kills, Borough of Staten Island.

808-79-A

APPLICANT—Jerome L. Grushkin for Edward Corallo, owner.

SUBJECT—Application July 18, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Buttonwood Road, west side, 873.95 feet west of Woodhaven Avenue, Block 881, Lot 255, Todt Hill, Borough of Staten Island.

811-79-A

APPLICANT—Joseph B. Raia for Sandra Siste, owner.

SUBJECT—Application July 19, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—20 Clinton Road, west side, 207.45 feet south of Amboy Road, Block 5132, Lot 27, Great Kills, Borough of Staten Island.

1098-79-A

APPLICANT—George D. Kelly, Kelro Consultants, Incorporated for Hilton Hotels Corporation, owner.

SUBJECT—Application October 11, 1979—appeal from a decision of the Fire Commissioner, re- proposed installation of Automatic Door Holders.

PREMISES AFFECTED—1321 Avenue of the Americas, 100-39 West 53rd Street, 100-36 West 54th Street, Block 1006, Lots 14, 15, 18, 21, 26 through 28 and 47 through 50, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 11, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, December 11, 1979*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

490-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2132 Bedford Avenue, southwest corner of Linden Boulevard, Block 5086, Lot 45, Borough of Brooklyn.

491-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2136 Bedford Avenue, west side, 24 feet south of Linden Boulevard, Block 5086, Lot 46, Borough of Brooklyn.

492-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2138 Bedford Avenue, west side, 48 feet south of Linden Boulevard, Block 5086, Lot 47, Borough of Brooklyn.

493-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2140 Bedford Avenue, west side, 72 feet south of Linden Boulevard, Block 5086, Lot 48, Borough of Brooklyn.

494-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and encroaches on the required rear yard.

PREMISES AFFECTED—2142 Bedford Avenue, west side, 96 feet south of Linden Boulevard, Block 5086, Lot 49, Borough of Brooklyn.

636-53-BZ

APPLICANT—Rocco Parisi for Dominic Ferrara and Michael Caravaglio, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office.

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PREMISES AFFECTED—700 Post Avenue, southwest corner of Clove Road, Block 227, Lot 74, West Bright, Borough of Staten Island. Community Board #1S.I.

454-44-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 21, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, sales office, lubritorium and auto laundry.

PREMISES AFFECTED—3143-3161 Atlantic Avenue and 248-262 Norwood Avenue, northwest corner, Block 3960, Lot 58, Borough of Brooklyn. Community Board #5BK.

418-69-A

APPLICANT—M. Milton Glass for Walsam 36 Company, owner.

SUBJECT—Application for consideration—Appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—315 to 325 West 36th Street, north side, 182 feet west of 8th Avenue, Block 760, Lot 26, Borough of Manhattan.

478-69-A

APPLICANT—M. Milton Glass for E. W. C., Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of a term of variance which expired November 25, 1979—Appeal from a decision of the Fire Commissioner re- elevator in readiness; previously granted on condition.

PREMISES AFFECTED—259 West 30th Street, north side, 125 feet east of 8th Avenue, Block 780, Lot 7, Borough of Manhattan.

406-74-A

APPLICANT—Lama and Vassalotti for 1581 Jerome Avenue Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—Appeal from a decision of the Borough Superintendent re- accessory trailer, Class 1E construction; previously granted on condition.

PREMISES AFFECTED—1581 Jerome Avenue, northwest corner of West Mt. Eden Avenue, Block 2860, Lot 34, Borough of The Bronx.

47-77-BZ

APPLICANT—Sheldon Lobel for Antonio and Rachele Nunziata, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 4, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, the conversion of a two car garage accessory to a dwelling into an automobile repair shop.

PREMISES AFFECTED—620 East 186th Street and 2342 Hughes Avenue, southeast corner, Block 3074, Lot 8, Borough of The Bronx.

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503-79-BZ

APPLICANT—Arthur Guttman for Robert and Vera Chow, owner.

SUBJECT—Application April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the maintenance of an enlargement to an existing one family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—65-31 171st Street, east side, 280 feet north of 67th Avenue, Block 6912, Lot 20, Fresh Meadows, Borough of Queens. Community Board #8Q.

551-79-BZ

APPLICANT—Joseph B. Raia for Michael Santulli, owner.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Sections 72-20 and 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with a one family dwelling the maintenance of a covered driveway that is not a permitted obstruction within the front yard.

PREMISES AFFECTED—7030 Hylan Boulevard, southeast corner of Sprague Avenue, Block 7826, Lot 258, Tottenville, Borough of Staten Island. Community Board #3SI.

886-79-BZ

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-1 and R3-2 district, in an existing one story building, in addition to the proposed conforming florist shop, the use of a portion of the premises as a monument sales establishment with accessory outdoor display.

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island. Community Board #3SI.

887-79-A

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed conversion of a frame LL E residential structure to a commercial occupancy contrary ?????

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island.

902-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, the conversion of an existing twelve story building from manufacturing into a multiple dwelling above the first floor.

PREMISES AFFECTED—114-120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lots 49, 50, and 52, Borough of Manhattan.

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952-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Michael P. Cozzoli, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-3 district, in an existing two story building occupied as a banquet hall and restaurant with accessory uses, the addition to the occupancy to include cabaret.

PREMISES AFFECTED—94-96 Avenue U, south side, 60.0 feet east of West 10th Street, Block 7117, Lot 4, Borough of Brooklyn. Community Board #15BK.

1061-79-BZ

APPLICANT—Dominick Salvati and Son for Prudential Insurance, Company, of American, owner, Mary Catinella-Blueprint Restaurant, Lessee.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit, in a C5-3 district, in an existing 36 story office building, the addition to the uses of the first floor restaurant to include limited cabaret.

PREMISES AFFECTED—100 Park Avenue, northwest corner of East 40th Street, Block 1275, Lot 27, Borough of Manhattan. Community Board #5M.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan. Community Board #5M.

1097-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing four story dwelling from manufacturing into a multiple dwelling.

PREMISES AFFECTED—114 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 49, Borough of Manhattan. Community Board #5M.

311-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5002-5008 13th Avenue, southwest corner of 50th Street, Block 5648, Lot 41, Borough of Brooklyn. Community Board #12BK.

Laid over from September 11, 1979 for hearing.

312-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5010-5014 13th Avenue, west side, 55 feet south of 50th Street, Block 5648, Lot 43, Borough of Brooklyn. Community Board #12BK.

Laid over from September 11, 1979 for hearing.

313-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5016-5020 13th Avenue, west side, 48.4 feet north of 51st Street, Block 5648, Lot 45, Borough of Brooklyn. Community Board #12BK.

Laid over from September 11, 1979 for hearing.

314-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5022-5036 13th Avenue, northwest corner of 51st Street, Block 5648, Lot 47, Borough of Brooklyn. Community Board #12BK.

Laid over from September 11, 1979 for hearing.

168-79-BZ

APPLICANT—Ernest D. Davis for Gary Gabriel, owner, Barbara Taylor, lessee.

SUBJECT—Application February 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-4 district, in an existing two story commercial building, the maintenance of the present eating and drinking establishment without restrictions on entertainment or dancing.

PREMISES AFFECTED—101-115 West 116th Street, northwest corner of Lenox Avenue, Block 1901, Lot 29, Borough of Manhattan. Community Board #10M.

Laid over from October 23, 1979, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 11, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, December 11, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

879-79-A

APPLICANT—Alphonse J. Calvanico for Ottavio Savo, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—442 Vernon Avenue, south side, 445.09 feet west of Amboy Road, Block 6855, Lot 54, Princes Bay, Borough of Staten Island.

891-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 General City Law, re- Proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—328 Finley Avenue, east side, 100 feet south of Tysens Lane, Block 4130, Lot 670, New Dorp Beach, Borough of Staten Island.

892-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—330 Finley Avenue, east side, 124 feet south of Tysens Lane, Block 4130, Lot 669, New Dorp Beach, Borough of Staten Island.

893-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36 Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—334 Finley Avenue, east side, 148 feet south Tysens Lane, Block 4130, Lot 668, New Dorp Beach, Borough of Staten Island.

894-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36 Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—336 Finley Avenue, east side, 172 feet south of Tysens Lane, Block 4130, Lot 666, New Dorp Beach, Borough of Staten Island.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner or Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

984-79-A

APPLICANT—M. Milton Glass for 404 Equities, owner.

SUBJECT—Application August 29, 1979—appeal from the Fire Commissioners re- elevator and readiness.

PREMISES AFFECTED—404-412 Park Avenue South, northwest corner of East 28th Street, Block 858, Lot 36, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

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REGULAR MEETING

TUESDAY MORNING, OCTOBER 30, 1979, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon October 16, 1979 were approved as printed in the Bulletin of October 25, 1979, Volume 64, Number 42.

191-69-A

APPLICANT—M. Milton Glass for 49 West 37th Street Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1979—appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.

PREMISES AFFECTED—49-57 West 37th Street, north side, 122 feet east of Avenue of the Americas, Block 839, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and term of modification extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1969, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 8, 1969 only as to the term of the modification, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar Number 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F.D. Folder No. 127678.01)

700-41-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Morris Leibson, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 7, 1979—decision of the Borough Superintendent, permitting in the business portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 Third Avenue and 301-311 94th Street, northeast corner, Block 6107, Lot 1, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #10BK. was notified by the applicant on July 30, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on December 7, 1954 on certain conditions; and

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 7, 1954 as amended through January 24, 1978 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from December 7, 1979, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 741-54)

166-48-BZ—Vol. II

APPLICANT—Max Siegal Associates for Ruth Graham, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 23, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1191 East 213th Street, north side, 46.8 feet west of Boston Road and 1196 East 214th Street, Block 4708, Lots 4 and 73, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12BX was notified by the applicant on August 3, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on June 15, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 30, 1979 after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 15, 1954 as amended through July 23, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of

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Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1140-53)

529-53-BZ

APPLICANT—St. Michael's Cemetery and Crematory for St. Michael's Episcopal Church, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 9, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a structure to be used as Chapel and Crematory.

PREMISES AFFECTED—73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn-Queens Connecting Highway, Block 1016, Lots 450 and 310, Jackson Heights, Borough of Queens. Community Board #1Q.

APPEARANCES—

For Applicant: Rev. Frederick Hill, William C. Bryant and Robert D. Williamson.

For Opposition: None.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #1Q was notified by the applicant on July 26, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on March 9, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on March 9, 1954 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"that a permanent Certificate of Occupancy shall be obtained; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 730-53)

330-74-BZ

APPLICANT—Lama and Vassalotti for Metropolitan Life Insurance Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 (F) district, in an existing 33 story commercial building, the addition to the use of the restaurant located in the cellar and first floor to include cabaret.

PREMISES AFFECTED—745 Fifth Avenue and 6 East 58th Street, southeast corner, Block 1293, Lot 69, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #5M was notified by the applicant on August 6, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 52-74)

921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 26, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open space.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island.

APPEARANCES—

For Applicant: John Buday.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 26, 1978, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 26, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 287-77)

557-77-A

APPLICANT—Dominick Salvati and Son for Pan Am Motor Inn, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner—for Modification of Certificate of Occupancy #Q160047 re-sprinkler system; previously granted on condition.

PREMISES AFFECTED—79-10 Queens Boulevard, south side, 80 feet east of Hillyer Street, Block 2453, Lot 40, Elmhurst, Borough of Queens.

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APPEARANCES—

For Applicant: Harriet R. Jacobs.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

154-54-BZ

APPLICANT—Leonard F. Rothkrug for John Muzuki and Louis Moyette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester Avenue and 3101-3109 Wilkinson Avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx. Community Board #10BX.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Richard Litman.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., Special Order Calendar, for continued hearing; applicant to submit additional information.

530-64-BZ

APPLICANT—Neil Robert Berzak for Irving Teplitsky, executor for Estate of Max and Rebecca Teplitsky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 6, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area and extension of the uses of an existing golf driving range, office, restaurant and miniature golf course to include a baseball batting cage and additional golf tees.

PREMISES AFFECTED—231-05 to 234-05 Northern Boulevard, northeast corner of 231st Street, Block 8084, Lot 71, Block 8086, Lot 1, Block 8087, Lot 1 Block 8088, Lot 1, Block 8092, Lot 127, Block 8099, Lot 147, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Neil Robert Berzak.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., Special Order Calendar, for decision, hearing closed.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Burton Flax.
For Opposition: Leon Johnson and Susan M. Noreeka, Community Board #13Q.

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., Special Order Calendar, for decision, hearing closed.

67-79-BZ

APPLICANT—Sheldon Lobel for International Properties Partnership, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing ten story commercial structure into a multiple dwelling.

PREMISES AFFECTED—80-92 Varick Street, 4 Grand Street, northeast corner, Block 477, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel, Jules Demchick and Victor Yohay.

For Opposition: None.

For Administration: Doris Diether, Community Board #2.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., Special Order Calendar, for decision; additional information to be submitted by applicant, hearing closed.

70-79-BZ

APPLICANT—Lama and Vassalotti for Guardian Federal Savings and Loan Association, owner.

SUBJECT—Application January 22, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a R6 district in an existing four story building, the conversion of accessory garage space into apartments that creates non-compliance in floor area ratio, open space ratio, lot area per room and the parking requirement.

PREMISES AFFECTED—37-06 104th Street, 103-14 37th Avenue, southwest corner, Block 1769, Lot 7, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: James E. Vassalotti and John N. Forte.

For Opposition: Theodore E. Garrison, Victor Hernandez, Angel Perez Cruz, Jose Paulino, and E. Duardemente.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for decision, hearing closed.

129-79-BZ

APPLICANT—A. H. Salkowitz and Carl Heimberger or Daniel Rubin, owner.

SUBJECT—Application February 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing warehouse that increases the degree of non-conformity.

PREMISES AFFECTED—172-47 Baisley Boulevard, west side, 142.31 feet south of Merrill Street, Block 12390, Lot 121, Jamaica, Borough of Queens. Community Board #12Q.

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APPEARANCES—

For Applicant: Carl Heimberger.

For Opposition: Nelson Gayle, Rodessie Gayle, Katharine Berrien, Fannie E. McWhorter, Muriel Walker, Norman P. Hunté, Gloria Farrow, Constance Wilson, Ruby Pack, Jennie DeMchak, Percy Thorne, Willoughby Waithe, Robert A. Berrien, Joseph S. May, Dorothy Neal, Edna Brown, James Davis and Tyson Johnson.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for decision; additional information; hearing closed.

367-79-BZ

APPLICANT—Mok and Sonber for Edward Meegan, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story office building with accessory parking in the open area.

PREMISES AFFECTED—220-22 147th Avenue, southwest corner of Springfield Lane, Block 13434, Lot 91, Springfield Gardens, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Paul Mok.

For Opposition: Alvero Terry and Susan Noreika.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for decision; hearing closed.

368-79-A

APPLICANT—Mok and Sonber for Edward Meegan, owner.

SUBJECT—Application April 17, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—220-22 147th Avenue, southwest corner of Springfield Lane, Block 13434, Lot 91, Springfield Gardens, Borough of Queens.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for decision; hearing closed.

372-79-BZ

APPLICANT—Joseph Pell Lombardi for 43-45 East 19th Street Association, owner.

SUBJECT—Application April 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing eight story building, the conversions of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—43 East 19th Street, north side, 125 feet west of Park Avenue South, Block 848, Lot 30, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Lombardi.

For Opposition: None.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

500-79-BZ

APPLICANT—Wax Bryman Associates for TCA Hudson Street Incorporation, owner, El Diario, La Prensa, lessee.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story commercial building, the conversion of the third through eighth floors into apartments.

PREMISES AFFECTED—181-85 Hudson Street, northwest corner of Vestry Street, Block 222, Lot 19, part of 22, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Robert Gochfeld, City Planning.

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for hearing.

507-79-BZ

APPLICANT—McGee and Morsellino, for 164-02 Cross Bay Boulevard Corporation, owner. J.T.R. Entertainment Corporation, lessee.

SUBJECT—Application April 25, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-2 district, in an existing one story building occupied as a restaurant, the addition to the uses to include cabaret.

PREMISES AFFECTED—164-02 Cross Bay Boulevard, southwest corner of 164th Avenue, Block 1252, Lots 5 and 9, Howard Beach, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for deferred decision, at the request of the applicant to submit additional information; hearing previously closed.

520-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Common Ground Development Corporation, Contract Vendee.

SUBJECT—Application May 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the conversion of an existing nine story building from a warehouse into a multiple dwelling.

PREMISES AFFECTED—378-390 West 12th Street, south side, 44 feet west of Washington Street, Block 640, Lots 12 and 19, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: John Zuccotti, Shael Shapiro and Daniel Puchkoff.

For Opposition: Doris Diether. Community Board #2M.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

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ACTION OF BOARD—Laid over to November 7, 1979, at 10 A.M., for decision; additional information; hearing closed.

521-79-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Common Ground Development Corporation, Contract Vendee.

SUBJECT—Application May 1, 1979—appeal from a decision of the Borough Superintendent, re- Proposed living room in cellar (bedroom) is Contrary to Multiple Dwelling Law.

PREMISES AFFECTED—378-390 West 12th Street, south side, 44.0 feet West of Washington Street, Block 640, Lots 12 and 19, Borough of Manhattan.

APPEARANCES—

For Applicant: John Zuccotti, Shael Shapiro and Daniel Puchkoff.

For Opposition: Doris Diether, C.B. #2M.

ACTION OF BOARD—Application *withdrawn*.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

549-79-BZ

APPLICANT—Joseph Pell Lombardi for G-T Properties Associates, owner.

SUBJECT—Application May 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit, in a C5-5 district, in an existing 33 story structure, the conversion of the third through thirty third floors into apartments that creates non-compliance in lot area per room.

PREMISES AFFECTED—55 Liberty Street, northwest corner of Nassau Street, Block 64, Lot 8, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: J. Lombardi.

For Opposition: None.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

552-79-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Mary J. Lange, owner. Manoidis Enterprises, Contract Vendee.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 (SR) district, in conjunction with the erection of a one story restaurant, the expansion of the open accessory parking facility into the residence district.

PREMISES AFFECTED—9011 Third Avenue, east side, 58.1¼ feet south of 90th Street, Block 6081, Lots 3, 4, 6, 11, 13, 14 and 15, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Michael Moriarty, Louis Freda, Joseph Haboush, John J. Walsh, Angelo J. Arculeo, Lida F. McClelland, Florence Pettersson, Frank Scarola and Hilda Shea.

For Administration: Robert Gochfeld, City Planning for information only.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for decision, hearing closed.

576-79-BZ

APPLICANT—Helen Walenciak for John and Helen Walenciak, owner.

SUBJECT—Application May 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a one story accessory garage for a dwelling that encroaches on the required front yard.

PREMISES AFFECTED—1330 Edison Avenue, east side, 101.91 feet south of LaSalle Avenue, Block 5355, Lot 15, Borough of Bronx. Community Board #10BX.

APPEARANCES—

For Applicant: Helen Walenciak.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for decision; hearing closed.

669-79-BZ

APPLICANT—McGee and Morsellino for Luigi Balice, owner. Luigi Fashions, Ltd., lessee.

SUBJECT—Application June 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-1 district, the conversion of an existing one story building from a supermarket into a clothing manufacturing establishment.

PREMISES AFFECTED—2401 White Plains Road, northwest corner of Waring Avenue, Block 4426, Lots 1 and 46, Borough of Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Joseph P. Morsellino and Luigi Balice.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for decision; hearing closed.

693-79-BZ

APPLICANT—Donald D. Fisher for Kavogmas Realty Ltd., owner.

SUBJECT—Application June 13, 1979—decision of the Borough Superintendent, under Sections 72-21 and 73-62 of the Zoning Resolution, to permit in an R7-2 district, the erection of a fifth floor on an existing four story dwelling that creates non-compliance in floor area ratio.

PREMISES AFFECTED—458 West 22nd Street, south side, 228.6 feet east of 10th Avenue, Block 719, Lot 74, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Donald D. Fisher.

For Opposition: None.

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THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979,
at 10 A.M., for decision; hearing closed.

78-79-BZ

APPLICANT—Dominick Salvati and Son for John Car-neglia d/b/a Fountain Auto Sales, owner.

SUBJECT—Application January 30, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the enlargement in area of an existing automobile wrecking and dismantling establishment previously before the Board into the adjoining plot.

PREMISES AFFECTED—671 Fountain Avenue, northeast corner of Wortman Avenue, Block 4527, Lots 94 and 110, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs and Anthony M. Salvati.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1979, after due notice by publication in the Bulletin; laid over to October 30, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1979, acting on Alt. Applic. #1266/1978, reads:

"1. Proposed use consisting of automobile wrecking and junk yard, Use Group #18, sale of new and Used cars Use Group 16, and sale of new and used parts, Use Group 6 is not permitted in an R4 district as of right under Section 22-10 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the enlargement in area of an existing automobile wrecking and dismantling establishment, previously before the Board, into the adjoining plot *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 26, 1979", 2 sheets, and "October 23, 1979", one sheet; and *on further condition* that this variance shall be coterminus with Calendar Number 841-76-BZ to expire on June 7, 1987; that a 6 foot high fence, 100 percent opaque, be installed on all street lines; that the maximum height of vehicle storage be limited to 8 feet; that sidewalks and curbs be installed to the satis-

faction of the Department of Highways; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

169-79-BZ

APPLICANT—Joseph Pell Lombardi for 113 Jane Street, Corporation, owner.

SUBJECT—Application February 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, on a plot with a five story and two story structure the conversion of the second through fifth floors from factory into apartments.

PREMISES AFFECTED—341-345 West 37th Street, west side, 225 feet east of Ninth Avenue, Block 761, Lot 10, Borough of Manhattan Community Board #5M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1979, after due notice by publication in the Bulletin; laid over to October 30, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 14, 1979, acting on Alt. Applic. #899/1978, reads:

"18. Proposed residence building (UG2) located in M1-5 district is contrary to Sec. 42-00 ZR.

(Note: there are no bulk or parking regulations.)"

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution to permit in an M1-5 district, on a plot with a five-story and a two-story structure, the conversion of the second through fifth floors from factory into apartments *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 21, 1979", 14 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that an interior alarm be installed that can be heard throughout the building with a pull station on each floor; that the premises be sprinklered throughout and properly maintained; that 25 percent of the roof area be allocated as tenant recreation space; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

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266-79-BZ

APPLICANT—Taki J. Langas for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 72-21 and 73-641 of the Zoning Resolution, to permit in a R-4 district, the erection of a new six story building to an existing Medical Center that creates non-compliance in floor area ratio, encroaches on the required front yard, penetrates the sky exposure plane and with less than the required accessory parking.

PREMISES AFFECTED—146-01 45th Avenue, northeast corner of Burling Street, Block 5199, Lots 7, 8, 9, 10, 110 21 and 21T, Block 5198, Lots 12 and 25, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: David Farber.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1979, after due notice by publication in the Bulletin; laid over to October 23, 1979; than to October 30, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 15, 1979, acting on N.B. Applic. #2/1979, reads:

"1. The proposed floor area of the new building results in a Floor Area Ratio which exceeds the allowable F.A.R. of 2.00 for the Zoning Lot, in an R-4 Zone, and is therefor contrary to Sect. 24-11 of the Zoning Resolution.

2. The proposed front yards of less than 15'-0", are contrary to Sect. 24-34 of the Zoning Resolution.

3. The height of the front walls and the penetration of the front walls into the sky exposure plane are contrary to Sect. 24-521 Z.R.

4. Provide the required number of on site and/or off site accessory parking spaces as required by sections 25-212, 25-23 and 25-31 of the Zoning Resolution.

5. The proposed Medical Offices, in Use Group 4, located above the level of the first story ceiling, are contrary to Section 22-14 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #7 has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-21 and 73-641 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objections cited, and that the application be and it hereby is *granted* under Sections 72-21 and 73-641 of the Zoning Resolution, to permit in an R4 district, the erection of a six-story new building to an existing medical center that creates non-compliance in floor area ratio, encroaches on the required front yard, penetrates the sky

exposure plane and with less than the required accessory parking *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 9, 1979", 8 sheets, and "October 19, 1979" one sheet; and *on further condition* that this hospital enlargement be maintained in the same ownership and control as the two off-site accessory parking facilities under Calendar Numbers 267-79-BZ and 268-79-BZ; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

267-79-BZ

APPLICANT—Taki J. Langas for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 73-451 and 73-452 of the Zoning Resolution, to permit in a R3-2 district, the construction and maintenance of an off-site accessory parking facility for an existing medical center.

PREMISES AFFECTED—144-11 45th Avenue, north side, 50 feet west of Burling Street, Block 5196, Lots 3, 5, 10, 77, 79, and 82, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: David Farber.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1979, after due notice by publication in the Bulletin; laid over to October 23, 1979; then to October 30, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 15, 1979, acting on Alt. Applic. #123/1978, reads:

"1. The proposed off-site parking spaces, which are located in an R3-2 zone, accessory to a proposed new building on block 5199, lot 21T, are contrary to 25-53 of the Zoning Resolution."

2. The off-site accessory parking spaces which are located more than 200 feet from the nearest boundary of the zoning lot (Block 5188, lot containing the proposed new building, are contrary to 25-53 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 73-451 and 73-452 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Sections 73-451 and 73-452 of the Zoning Resolution, to permit in an R3-2 district, the construction and maintenance of an off-site accessory parking facility for an existing medical center *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received March 9, 1979", 1 sheet; and "October 19, 1979" 1 sheet; and *on further condition* that this accessory parking facility shall be maintained permanently in the same ownership as the medical center; that the parking facility shall

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be locked after business hours; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

268-79-BZ

APPLICANT—Taki J. Langas for Flushing Hospital and Medical Center, owner.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent, under Sections 73-451 and 73-452 of the Zoning Resolution, to permit in a R3-2 district, the construction and maintenance of an off-site accessory parking facility for a medical center.

PREMISES AFFECTED—144-14 45th Avenue, south side, 75 feet west of Burling Street, Block 5204. Lots 4 and 9, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: David Farber.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1979, after due notice by publication in the Bulletin; laid over to October 23, 1979; then to October 30, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 15, 1979, acting on Alt. Applic. #122/1979, reads:

"1. Proposed off-site parking spaces, which are located in an R3-2 zone, accessory to a proposed new building on Block 5199, Lot 21T, are contrary to 25-53 of the Zoning Resolution Resolution."

2. The off-site accessory parking spaces which are located more than 200 feet from the nearest boundary of the zoning lot (Block 5199, Lot 21) containing the proposed new building, are contrary to 25-53 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R. A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 73/451 and 73/452 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Sections 73-451 and 73-452 of the Zoning Resolution, to permit in an R3-2 district, the construction and maintenance of an off-site accessory parking facility for an existing medical center *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received March 9, 1979", 1 sheet; and "October 19, 1979" 1 sheet and *on further condition* that this accessory parking facility shall be maintained permanently in the same ownership as the medical center; that the parking facility shall be locked after business hours; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

348-79-BZ

APPLICANT—Leonard F. Rothkrug for Claude's Auto Repair, Incorporated, owner.

SUBJECT—Application April 5, 1979—decision of the Borough Superintendent, under Sections 11-411, 11-413, and 72-21 of the Zoning Resolution, to permit in an R5 district, at an existing automotive service station with accessory uses previously before the Board, the enlargement in area extension in term of the approval and the change in use into an automobile repair shop.

PREMISES AFFECTED—129-10 94th Avenue, south side, 52.51 feet east of 129th Street, Block 9445, Lot 23, Richmond Hill, Borough of Queens. Community Board #9Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1979, after due notice by publication in the Bulletin; laid over to October 30, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 16, 1979, acting on Alt. Applic. #22/1979, reads:

"1. The proposed extension of time, for an existing Gas Station, Lubritorium, Car Washing, Minor Repair Shop (Limited to the use of hand tools only) and parking and storage of more than five motor vehicles, beyond 2-10-79, and the addition of a one story enlargement, all located in an R-5 zoning district, is contrary to B.S.A. Cal. No. 808-48-BZ.

2. The proposed addition of a one story enlargement within the sideyard required by an R-5 zoning district, is contrary to Section 23-464 Z.R.

3. The proposed open accessory display and sale of used cars, U.G. 16, within an R-5 zoning district, is contrary to Section 22-00 Z.R. and approval granted by the B.S.A. under Cal. No. 808-48-BZ."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 11-412, 11-413 and 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 11-411, 11-413 and 72-21 of the Zoning Resolution, to permit in an R5 district, at an existing automotive service station with accessory uses previously before the Board, the enlargement in area, the extension in the term of variance and the change in use into an automobile repair shop *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 5, 1979", 5 sheets, and "October 23, 1979", 2 sheets; and *on further condition* that this modification and variance be limited to a term of 10 years; that all repair services be performed with hand tools only and within the building; that the oxy-acetylene torch be restricted to muffler repairs only; that there shall be no body and fender repairs or paint spraying services; that the hours of operation be limited to from 7:00 A.M. to 6:30 P.M., Monday through

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Friday, and 9:00 A.M. to 5:00 P.M., Saturday, closed on Sunday; that signs comply with the C1 district regulations; that the premises shall be kept locked after business hours; that the east wall be of face brick or stucco exterior finish; that the premises be maintained clean of all debris; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

366-79-BZ

APPLICANT—Samuel J. Kisseloff for Shul-Reis Realty Company, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Sections 72-01, 72-21 and 73-241 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C2-8 district, the construction of four additional stories on an existing one story and basement commercial building that creates non-compliance on the commercial lot area and floor area requirement.

PREMISES AFFECTED—1185 1st Avenue, northwest corner of East 64th Street, Block 1439, Lot 23, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff.

For Opposition: J. D. Green.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1979, after due notice by publication in the Bulletin; laid over to October 2, 1979; then to October 16, 1979; then to October 23, 1979; then to October 30, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 19, 1979, acting on Alt. Applic. #7/1979, reads:

"C1. Proposed eating and drinking establishment U.G. 12 on 3rd and 4th floor (new enlargement) in C2-8 Z.R. is not permitted as of right as per Sec. 32-31 Z.R.

C2. Proposed enlargement by adding 4 additional floors 2nd to 5th of a one story building with commercial floor area exceeding the allowable is contrary to Sec. 33-122 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf; and

WHEREAS, Community Board #8M by the majority of those voting, has recommended approval of this application, and

WHEREAS, the site is an undersized plot for conforming development that can yield a reasonable return and

WHEREAS, the existing restaurant facility is permitted as of right or by special permit below the third floor and

WHEREAS, the owner could not obtain a reasonable return if the tenant vacated this site since the property is presently rented by a single tenant,

WHEREAS, the uses proposed are compatible with other establishments within the surrounding area, and

WHEREAS, the proposed enlargement will enhance the area and comply with the bulk regulations for conforming uses,

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under

Sections 72-21 and 73-241 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-21 and 73-241 of the Zoning Resolution, to permit: in a C2-8 district, the construction of four additional stories on an existing one story and basement commercial building that creates non-compliance on the commercial lot area and floor area requirements; *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 17, 1979", 1 sheet, "September 18, 1979", 13 sheets and "September 21, 1979", 11 sheets and *on further condition* that this special permit for the cabaret use shall be limited to a term of 5 years, that the noise level be limited to five decibels above ambience to the nearest residential window; that the uses shall comply with Local Law 41, 1978; that deliveries and refuse collections be limited to the alternate street parking regulation hours when no vehicles are permitted to be parked; that the owner shall obtain approval for the sidewalk cafe; that the owner shall make application to the Traffic Department to obtain "no standing" regulations on both street frontages; and for permission to relocate the light stanchion so that the sidewalk is not obstructed; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

684-79-BZ

APPLICANT—Samuel J. Kisseloff for Parish House Partners, Contract Vendee, Lessee.

SUBJECT—Application June 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-8 (R9) and R8 district, the construction of additional stories on an existing school and the conversion into nine story multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room penetration of the sky exposure plane and encroachment into the yards, courts and distance between window and lot lines.

PREMISES AFFECTED—248 East 31st Street, south side, 77 feet west of 2nd Avenue, Block 911, Lot 42, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff and Solomon Sheer.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1979, after due notice by publication in the Bulletin; laid over to October 30, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1979, acting on Alt. Applic. #262/1979, reads:

"5. Proposed enlargement is contrary to Sec. 77-22 Z.R. since it will exceed permitted F.A.R.

6. Proposed enlargement is contrary to Sec. 77-23 Z.R. since it will be deficient in open space.

7. Proposed no. of zoning rooms is contrary to Sec. 77-25 Z.R.

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8. Proposed enlargement is contrary to Sec. 77-28 Z.R. since it is in initial setback distance.

10. Proposed enlargement is contrary to Sec. 54-31 Z.R., since it will increase degree of non-compliance in yards and courts.

11. Proposed enlargement of conversion is contrary to Sec. 23-86 Z.R. since it does not provide 30 feet between reg. windows and lot lines."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-8(R9) and R8 district, the construction of additional stories on an existing school and the conversion into nine-story multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room, penetration of the sky exposure plane and encroachment into the yards, courts and distance between window and lot lines *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received June 8, 1979", 16 sheets, "September 5, 1979", 1 sheet and "October 11, 1979", 3 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces, connected to an alarm that can be heard throughout the building; that a fire alarm station be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

685-79-A

APPLICANT—Samuel J. Kisseloff for Parish House Partners, Contract Vendee.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent, re-proposed enlargement of Building of the Multiple Dwelling Law.

PREMISES AFFECTED—248 East 31st Street, south side, 77 feet west of 2nd Avenue, Block 911, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel J. Kisseloff and Solomon Sheer.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1979, on Alt. Applic. #262/79, reads:

"12. Proposed enlargement of building converted under Article 7B is contrary to Section 277 M.D.L."

and

WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated May 25, 1979, acting on Alt. Applic. #262/79, Objec-

tion No. 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 684-79-BZ; and that all other laws, rules and regulations be complied with.

Adjourned: 3:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 30, 1979, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

415-38-SM

APPLICANT—The Flintkote Company, Building Materials Manufacturing Division, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

415-38-SM: Amendment to resolution so as to show an additional manufacturer.

The Flintkote Company, Building Materials Manufacturing Division, Irving, Texas, requests that the resolution adopted July 20, 1938 and amended through October 14, 1942 under Calendar Number 415-38-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: Flintkote built-up roofing.

DESCRIPTION: The applicant requests that an additional manufacturer be added to their approval, namely, Monsey Products Company, East Rutherford, New Jersey Plant, who will manufacture the product under the Flintkote specifications.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1938 and amended through October 14, 1942 under Calendar Number 415-38-SM be reopened and amended so as to show additional manufacturer, new manufacturer being Monsey Products Company, New Jersey Plant, on condition that the requirements of the Building Code of the City of New York and the requirements adopted under this Calendar Number be complied with.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 415-38-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate

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name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

782-52-SM

APPLICANT—Heath Metals, Incorporated, owner.

SUBJECT—Change of ownership.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
782-52-SM—Amendment to resolution to show a change of ownership.

Heath Metals, Incorporated, Mumford, Alabama, requested that the resolution adopted December 8, 1953 under Calendar Number 782-52-SM be reopened and amended to show a change of ownership.

PROPOSED USE: Hopper door for apartment house incinerator units.

DESCRIPTION: The new owner is Heath Metals, Incorporated, Mumford, Alabama. The previous owner was Donley Brothers Company, Cleveland, Ohio. The change in ownership has been certified by affidavit.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 8, 1953 under Calendar Number 782-52-SM be reopened and amended to show a change of ownership to Heath Metals, Incorporated, Mumford, Alabama, on condition that the requirement of the original resolution adopted under this Calendar Number and Article 15 shall be complied with.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 782-52-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

596-58-SM

APPLICANT—Imperial Damper and Louver Company, Incorporated, owner.

SUBJECT—Change of owner-manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
596-58-SM: Amendment to resolution so as to show a change of owner-manufacturer.

Imperial Damper and Louver Company, Incorporated, Oceanside, New York, requested that the resolution adopted March 31, 1959 and as amended May 29, 1979, under Calendar Number 596-58-SM be reopened and amended so as to show a change of owner-manufacturer.

PROPOSED USE: Non-fire rated fire/smoke damper.

DESCRIPTION: The applicant has submitted an affidavit showing they have purchased all rights and assets, etc., of the Imperial Damper Manufacturing Corporation that the Imperial Damper Manufacturing Corporation is a wholly-owned Subsidiary of Imperial Damper and Louver Company, Incorporated. Further, the product will be manufactured and sold under the new name of Imperial Damper and Louver Company, Incorporated.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 31, 1959 and as amended May 29, 1979, under Calendar Number 596-58-SM be reopened and amended so as to show a change of owner-manufacturer; new owner-manufacturing being Imperial Damper and Louver Company, Incorporated on condition that all uses, locations, and installations of the damper shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 596-58-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

MINUTES

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

1002-63-SM

APPLICANT—Baltimore Paint and Chemical, Division of Dutch Boy, Incorporated, owner.

SUBJECT—To include additional fire retardant paint.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1002-63-SM: Amendment to resolution to include additional fire retardant paint.

Baltimore Paint and Chemical, Division of Dutch Boy Incorporated, Baltimore, Maryland, requested that the resolution adopted September 29, 1964 under Calendar Number 1002-63-SM be reopened and amended to include additional fire retardant paint.

PROPOSED USE: Fire retardant paint.

DESCRIPTION: The paint is known as SAF-707 Latex Flat White, product code number FR-700. It is available in a range of colors, with designations of 707-10 through 707-29. It is an intumescent paint which is applied at a rate of up to 230 square feet per gallon of paint.

INSPECTION AND TEST: The paint was tested as a fire retardant coating by Underwriters' Laboratories and achieved flamespread and smoke developed ratings of 25 or less.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 29, 1964 under Calendar Number 1002-63-SM be reopened and amended to include additional fire retardant paint, Dutch Boy intumescent SAM-707 Latex Flat White, product code number FR-700, with colors as designated in the range of 707-10 through 707-29, on condition that all uses and applications shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 1002-63-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

140-76-SM

APPLICANT—Ralph W. Scott, Chief Product Engineer for Temco, Incorporated subsidiary of Temtex Industries, Incorporated, owner, George R. Darche, agent.

SUBJECT—Application February 18, 1976 = Temco TBF —28, TBF —36 and TBF —42. (Wood burning built in zero clearance fireplace).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

140-76-SM—Amendment to resolution to include fireplace accessories.

Temtex Products, Incorporated, a Subsidiary of Temtex Industries, Incorporated, Nashville, Tennessee, requested that the resolution adopted March 23, 1976 and amended through October 31, 1978 under Calendar Number 140-76-SM be reopened and amended to include fireplace accessories.

PROPOSED USE: Accessories for factory built fireplaces.

DESCRIPTION: The accessories used for previously approved factory built fireplaces are as follows: Model BP-1 Blower Package, Model CAK-1 Combustion Air Kit, and the Model SG36-1 Glass Door Package.

The Model BP-1 Blower Package is used with the previously approved Models EE 36-1B and EE 36-1BG fireplaces. The blower provides fresh combustion air to the firebox and provides an outlet air duct. Connections are made through knockouts in the side of the firebox. The assembly consists of duct collars, inlet and outlet flexible ducts, the blower box, the blower, the motor (120 volt AC power supply), wall and safety switches, and louver cover plates.

The Model CAK-1 Combustion Air Kit is used with the following previously approved fireplaces:

Models TBF 28-1, TBF 36-1, TBF 42-1, EE 36-1B, and EE 36-BG. Outside combustion air is provided directly to the fireplace without the use of a blower. An outside air deflector is used to create an air current, which is fed through a screen, the duct, and grilles into the fireplace.

The Model SG 36-1 Glass Door Package is used with the previously approved 36" front-opening fireplaces, Models EE 36-1BG and TBF 36-1. The fireplaces using the glass doors are equipped with one of the two means described above providing outside combustion air. The doors are on tracks and are hinged in the middle to allow them to be partially or totally opened.

INSPECTION AND TEST: The fireplace accessories described above have been tested and approved by Underwriters' Laboratories (File MH10105).

MINUTES

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 23, 1976 and amended through October 31, 1978 under Calendar Number 140-76-SM be reopened and amended to include Temco accessories for factory built fireplaces, Model BP-1 Blower Package, Model CAK-1 Combustion Air Kit, and Model SG 36-1 Glass Door Package, on the following conditions:

1. All uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York.

2. Clearance from combustibles, overall height requirements, and flue installation requirements shall be in accordance with the original resolution and previous amendments adopted under this Calendar Number.

3. All uses of the fireplaces in high rise buildings shall be in buildings designated as Class 1 (non-combustible) in accordance with the classifications of the Building Code of the City of New York which is presently in effect, Local Law No. 76, adopted December 6, 1968.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 140-76-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

21-77-SA

APPLICANT—Meyers and Merl Assoc., Incorporated for Pittway Corporation, a division of BRK Electronics, owner.

SUBJECT—Application January 24, 1977—Ionization type smoke detector models 769AC, SS729ACS, 769AC/DC, 769ACL, SS729ACS-12V, 769AC/DCL, 711M-6V and 711M-12V.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened and Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
21-77-SA: Amendment to resolution to include additional smoke detector.

BRK Electronics, A division of Pittway Corporation, Aurora, Illinois, requested that the resolution adopted April 26, 1977 and amended April 11, 1978 under Calendar Number 21-77-SA be reopened and amended to include an additional smoke detector.

PROPOSED USE: Smoke detector.

DESCRIPTION: The additional smoke detector, Model 769AC-1, is identical to the previously approved Model 769AC, with the exception of an additional wire. The additional wire is used to interconnect up to five smoke detectors. If any one of the interconnected detectors senses smoke, all will sound an alarm.

The detector is a dual chamber ionization type. It is hard wired to a 120 volt AC power source. Current consumption is .010 amps idle, .045 amps alarm. Features include an 85 decibel horn, a solid state alarm circuit, a solid state indicator lamp, and a test switch, which electronically activates the chamber to simulate smoke.

INSPECTION AND TEST: The smoke detector has been tested and approved by Underwriters' Laboratories (File S1208) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 26, 1977 and amended April 11, 1978 under Calendar Number 21-77-SA be reopened and amended to include an additional smoke detector, Model 769AC-1, on the following conditions:

1. All connections of the smoke detector to the power source shall be hard wired, in an approved manner. The power source shall be non-switchable.

2. The requirements of the original resolution and previous amendment adopted under this Calendar Number shall be complied with.

3. All uses and installations of the smoke detectors shall comply with the applicable requirements of Reference Standard RS 17-3 of the Building Code of the City of New York, NFPA Standard 74, and UL Standard 217.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 21-77-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

562-79-SA

APPLICANT—BRK Electronics, A Division of Pittway Corporation, owner.

MINUTES

SUBJECT—Smoke detectors and control panel.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 562-79-SA: BRK Electronics, A division of Pittway Corporation, Aurora, Illinois, filed for approval of the Model MCP 761 control panel and Models 77AC/DC, 751D AC/DC, and 824 smoke detectors, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm control panel and smoke detectors.

DESCRIPTION: The control panel, Model MCP761, which is modular, has one control card module and up to 8 zone modules. The control card module contains circuitry for one zone. Therefore the control panel can operate with only the control card module. The control card module provides audible and visual indication, charging condition of the optional standby battery, status of alternating power input, and the alarm condition of the complete system.

The components of the control panel and the smoke detectors are as follows:

MCP 761 COMPONENTS

MCP 761	Master control panel 120 V AC/24 DC comes complete with A77-566 control card and float charger, eight zone capacity.
MCP761E	Master control panel 220V AC/24 DC comes complete with A77-566 control card and float charger, eight zone capability.
Z 2455 761	Zone module for MCP761 and MCP761E 24 D.C.
ED2455 741	End of line diode assembly. One required at end of all zone detection loops and at end of bell loop.
BO8-04	Batteries—rechargeable with jellied electrolyte for MCP761 and MCP761E. Four required for each panel.
LL.761	Leased line adapter kit.
AOO-06	Flush mounting kit for MCP761 and MCP-761E.
A77-395	Replacement switch and fuse assembly.
A77-569	Replacement mother board for MCP761 series panels.
F 87-06	Fuse 3.2 amp for alarm bell circuit.
156-76	MCP-761 Installation, operation and maintenance instructions.
156-81	Applications manual for system detectors.

SMOKE DETECTORS

77 AC/DC	Residential type dual chamber ionization smoke detector.
751D AC/DC	Products of combustion, dual chamber, ionization smoke detector 24 volts AC or DC.
824	Products of combustion, dual chamber ionization smoke detector, 24 volts DC for 4 wire or 6 wire systems.

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (Files S911 and S1208) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the Model MCP761 control panel and Models 77AC/DC, 751D AC/DC, and 824 smoke detectors, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on the following conditions:

1. The control panel shall be painted red.
2. No penetrations for connections shall be made through the top of the control panel.
3. The control panel shall have the capability of accepting a No. 10 ground connection.
4. The control panel and all of its smoke detection zones shall be properly identified.
5. All uses, locations, and installations of the equipment shall comply with the applicable requirements of Article 17 and RS 17-3 of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 562-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this *appliance* in accordance with the above report.

563-79-SA

APPLICANT—Wolf-Ortiz Corporation for Wolf-Ortiz Corporation Emerson Electric Company Statitrol, owner.

SUBJECT—Application May 11, 1979—Early Warning Smoke Detector, Model No. Smokegard 902A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 563-79-SA—Wolf-Ortiz Corporation, Freehold, New Jersey, for Statitrol Division, Emerson Electric Company, Lakewood, Colorado, filed for approval of the Smokegard 902A early warning smoke detector under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Smoke detector.

DESCRIPTION: The smoke detector is a dual chamber ionization type. It is hard wired to a 120 volt AC power source. The maximum current consumption is .080 amps. Features include an 85 decibel horn, a "power-on" indicator light, and pre-set sensitivity.

MINUTES

INSPECTION AND TEST: The smoke detector has been tested and approved by Underwriters' Laboratories (File S1452) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the Smokegard 902A early warning smoke detector on the following conditions:

1. All connections of the smoke detector to the power source shall be hard wired, in an approved manner. The power source shall be non-switchable.

2. All uses and installations shall comply with the applicable requirements of Reference Standard RS 17-3 of the Building Code and Chapter 19 of the Administrative Code of the City of New York, Fire Prevention Directives, NFPA Standard 74, UL Standard 217, and HUD standards, when applicable.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 563-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

919-79-SA

APPLICANT—Robertshaw Controls Company, owner.

SUBJECT—Fire Alarm system.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 919-79-SA: Robertshaw Controls Company, Richmond, Virginia, filed for approval of the FMS 500 Fire Alarm Control Panel under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm control panel.

DESCRIPTION: The control panel consists of a cabinet with a master board, door, and lock. The master board provides five plug-in positions for interchangeable modules, terminals for internal and external wiring, and a 120 volt AC low voltage power supply.

The panel, its modules, and power supplies are as listed below:

Item	Description
F500	FMS-500 CAB-1 Basic Control Cabinet (painted red)
F501-10	(LCM) Local Control Module
F501-11	(4ZM) 4-Zone Class B Monitoring Module
F501-12	(2ZM) 2-Zone Class A Monitoring Module
F501-15	(2ZR) 2-Zone Supervised Relay Module
F501-17	(4ZR) 4-Zone Form C Relay Module
F502-50	(PS-1) Auxiliary Power Supply
F502-20	(BATT-1) 12 volt 1.5 A. H. Battery

INSPECTION AND TEST: The control panel has been tested and approved by Underwriters' Laboratories (File S1657) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the FMS 500 Fire Alarm Control Panel under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on the following conditions:

1. The control panels shall be printed red.
2. No penetrations for connections shall be made through the tops of the control panels.
3. The control panels shall have the capability of accepting a No. 10 ground connection.
4. All uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17 of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 919-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

1148-40-SM

APPLICANT—William F. Conran, owner.

SUBJECT—Revocation of Narnoc metal ash and cigarette receptacle—address unknown.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

MINUTES

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on January 21, 1941; and

WHEREAS, the Board has attempted to reach this applicant in order to verify that the material was being manufactured in accordance with the resolution above cited; and

WHEREAS, mail addressed to the applicant at the address on file with the Board has been returned by the Post Office Department marked "unknown" and "no forwarding address".

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

749-45-SM

APPLICANT—Apex Brass and Bronze Works, Incorporated, owner.

SUBJECT—Revocation of Apex ash receivers—types tip-over nos. 1 and 2—address unknown.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on July 9, 1946; and

WHEREAS, the Board has attempted to reach this applicant in order to verify that the material was being manufactured in accordance with the resolution above cited; and

WHEREAS, mail addressed to the applicant at the address on file with the Board has been returned by the Post Office Department marked "unknown" and "no forwarding address".

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

471-48-SM

APPLICANT—Imperial Carpet and Furniture Corporation, owner.

SUBJECT—Revocation of Imperial ash receptacle for theatres—address unknown.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on November 3, 1948; and

WHEREAS, the Board has attempted to reach this applicant in order to verify that the material was being manufactured in accordance with the resolution above cited; and

WHEREAS, mail addressed to the applicant at the address on file with the Board has been returned by the Post Office Department marked "unknown" and "no forwarding address".

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

547-50-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Revocation of Gold Bond Thermacoustic—request of applicant.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on February 5, 1952
and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this material is no longer being manufactured.

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

551-73-SM

APPLICANT—Universal Fastenings Corporation, owner.

SUBJECT—To include additional concrete anchors.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to November 27, 1979, at 2 P.M., for decision, hearing closed.

798-79-A

APPLICANT—Frank P. Farinella for Hurley and Farinella Lab Tem Incorporation, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1466 Broadway, 152 West 42nd Street, southeast, Block 994, Lot 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank P. Farinella.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1979, on Alt. Applic. #376/79, reads:

"12. Proposed conversion which does not provide at least one window in each apartment opening on a street, yard or lawful court is contrary to Sec. 277(7) M.D.L."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 8, 1979 acting on Alt. Applic. #376/79, Objection No. 12, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that

MINUTES

the building shall substantially conform to drawings marked received September 20, 1979", 28 sheets; that all laws, rules and regulations shall be complied with and that substantial construction be completed within one year of the date of this resolution.

814-79-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-0-B-Z of the Fire Prevention Code, City of New York.

PREMISES AFFECTED—164/178 Fourth Avenue, southwest corner of Douglass Street, Block 420, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1979, on Alt. Applic. #626/79, reads:

"1. Proposal to included Self-Serve pumps to existing Gasoline Service Station, lubritorium, car washing, stores, etc. is contrary to C19-73.0(b) 2 of the Fire Prevention Code City of New York."

and

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1979 states "Proposal to include Self-Serve pumps to existing Gasoline Service Station, lubritorium, car washing, stores, etc. is contrary to C19-73.0(b)2 of the Fire Prevention Code—City of New York; and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the fuel dispensing devices, consoles, and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent dated July 3, 1979 be and it hereby is modified and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking", "Stop Your Engine", "It Is Unlawful to Dispense Gasoline Into Portable Containers" and "The Dispensing of Gasoline Shall be by a Person Holding a Valid Drivers License or a Person 18 years of age or older" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the suppression system be arranged in a manner so as to cover an area around each pump encompassed by a circle having a radius equal to the maximum extendable length of the hose and nozzle of said pump; (8) that the

installation and use of coin-operated dispensing devices for fuel be prohibited; (9) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in a proper operating condition at all times; (10) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (11) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (12) that all dispensing nozzles are the automatic closing type without hold open latches; (13) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (14) that the dispensing areas shall, at all times, be well lit for complete visual control; (15) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; (16) that all of the conditions set forth in this resolution shall be conspicuously posted in the attendant's booth; *on further condition* that the building, equipment, devices and controls shall substantially conform to drawings, marked received "July 19, 1979", 4 sheets and that all laws, rules and regulations shall be complied with.

338-79-A

APPLICANT—Sajra Discount Department Stores, Incorporated, owner.

SUBJECT—Application March 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—1963 Prospect Avenue, northwest corner of East Tremont Avenue, Block 3093, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Donald Sterlini.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

362-79-A

APPLICANT—Silverman and Cika for Mrs. Verylan Hamilton, owner.

SUBJECT—Application April 11, 1979—appeal from a decision of the Borough Superintendent, re- Floor area contrary to the Multiple Dwelling Law.

PREMISES AFFECTED—633 West 152nd Street, north side, 7.9 feet east of Riverside Drive, Block 2099, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Craig Williams.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Cice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

550-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner. Owner of Premises—Mit-Will Realty.

SUBJECT—Application May 7, 1979—for Modification of Certificate of Occupancy re- sprinkler system.

PREMISES AFFECTED—419/21 Fifth Avenue, east side, 12 feet north of 8th Street, Block 999, Lot 1, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Lt. R. J. Ellis.
For Owner: Soue D. William.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

572-79-A

APPLICANT—McGee and Morsellino for Bessie Reichman, owner, Save Way Astoria Incorporated, Long-term, lessee.

SUBJECT—Application May 16, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service gasoline station is Contrary to Sec. 10-73-0-b2 of the Administrative Code.

PREMISES AFFECTED—38-01 21st Street, southwest corner of 38th Avenue, Block 471, Lot 734, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Morsellino.

ACTION OF BOARD—Decision deferred to November 7, 1979, at 2 P.M., hearing closed.

641-79-A

APPLICANT—Leonard F. Rothkrug for J. A. Green Construction, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—147-04 183rd Street, southwest corner of 147th Avenue, Block 13408, Lot 9 (Tentative) Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

664-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Montella, owner.

SUBJECT—Application June 5, 1979—filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—38 Weiner Street, west side, 50.00 feet North of Richmond Place, Block 7565, Lot 12, Richmond Valley, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision, hearing closed.

696-79-A

APPLICANT—Larry Meltzer for Vulcan Fuel Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Fire Commissioner re- Proposed oversized tank truck with identification #S-13314.

APPEARANCES—

For Applicant: Ronald Ogur.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision, hearing closed.

704-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for 16 West 14 Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for Modification of Certificate of Occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14 Street, south side, 140 feet west of Fifth Avenue, Block 577, Lot 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Seilberger.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for hearing.

822-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for Evelyn Green, et al., Executors, owner.

SUBJECT—Application July 23, 1979—Modification of Certificate of Occupancy #13059 re- sprinkler system.

PREMISES AFFECTED—118-01/21 Metropolitan Avenue, southeast corner of 83rd Avenue, Block 3329, Lot 1, Kew Gardens, Borough of Queens.

APPEARANCES—

For Opposition: Ronald Jamron and David H. Storper.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for hearing.

869-79-A

APPLICANT—Lauria Associates for A.K.R. Trucking and Excavating, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4288 Arthur Kill Road, east side, 281.41 feet south of Sharrotts Road, Block 7328, Lot 240, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision, hearing closed.

910-79-A

APPLICANT—East Bayside Homeowners Association, Incorporation, for Madhu N. Goradia, owner.

MINUTES

SUBJECT—Application August 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed School Building.

PREMISES AFFECTED—221-21 Corbett Road, north side, 566 feet north of 37th Avenue, Block 6185, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Vincent F. Nicolosi, Esq., Frank Skala, Sr., Dorothy Reaver, Marguerite D'Emidio, John E. Barnes, Joseph A. Stagnitta, Catherine Claro, Helen Philbin, C.B. #11Q. and others.

For Opposition: Leonard F. Rothkrug.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 7, 1979, at 2 P.M., for decision, hearing closed.

Adjourned: 4:45 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
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BULLETIN

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OF THE CITY OF NEW YORK

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440-39-SM

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed up to November 7, 1979

Cal. No. Dept. Premises Affected

1141-79-A—60 Rae Avenue, west side, 220 feet north of Edwin Street, Block 6425, Lot 32, Huguenot, Borough of Staten Island. N.B. #1572/79, re-proposed building not fronting on a legally mapped street, Section 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1142-79-A—B.M.—392-398 Eighth Avenue, West of 30th Street, Block 779, Lot 75, Borough of Manhattan. Alt. #1177/79, re-proposed use of a class E fire Alarm system, Voice Communication Systems, Elevator in Readiness and shaft for venting of smoke and heat mechanically to the outdoor, Contrary to Section C26-1704.5 (f), C26-1704.8, C26-1800.8 and C26-504.15.

1143-79-A—B.M.—499 Seventh Avenue, southeast corner of 37th Street, Block 812, Lot 73, Borough of Manhattan. Alt. #1178/79, re-proposed use of a class E fire Alarm system, Voice Communication system, Elevator in Readiness and shaft for venting of smoke and heat mechanically to the outdoor, Contrary to Section C26-1704.5(f), C26-1704.8, C26-1800.8 and C26-504.15.

1144-79-BZ—B.BX.—55 Westchester Square, southeast corner of Ponton Avenue, Block 4072, Lots 5, 6 and 9, Borough of The Bronx. Community Board #11BX. N.B. #54/77, re-proposed repeat objective #4 dated 8/9/79. You may use Section 73-44ZR unless a special permit has been obtained and to reduce required number of accessory parking spaces.

1145-79-BZ—B.Q.—57-16 99th Street southwest corner of 57th Avenue, Block 1918, Lot 82, Corona, Borough of Queens. Community Board #4Q. Alt. #869/79, re-proposed U.G. 12, skating rink (enclosed) in a C1-2 and R6 zone is contrary to Sec. 32-00ZR, 22-00ZR.

1146-79-A—B.S.I.—310 Malvine Avenue, southwest corner of Bloomingdale Road, Block 7098, Lot 14, Rossville, Borough of Staten Island. N.B. #1555/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1147-79-A—B.S.I.—320 Malvine Avenue, south side, 126.00 feet west Bloomingdale Road, Block 7098, Lot 6, Rossville, Borough Staten Island, N.B. #1556/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1148-79-A—B.S.I.—330 Malvine Avenue, south side, 226.00 feet west Bloomingdale Road, Block 7098, Lot 1, Rossville, Borough of Staten Island, N.B. #1559/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1149-79-A—B.S.I.—779 Jane Avenue, northwest corner of Bloomingdale Road, Block 7098, Lot 25, Rossville, Borough of Staten Island. N.B. #1564/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1150-79-A—B.S.I.—789 Jane Avenue, north side, 126.00 feet west of Bloomingdale Road, Block 7098, Lot 30,

Rossville, Borough of Staten Island. N.B. #1565/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1151-79-A—B.S.I.—799 Jane Avenue, north side, 226.00 feet west of Bloomingdale Road, Block 7098, Lot 35, Rossville, Borough of Staten Island. N.B. #1566/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1152-79-A—B.S.I.—800 Bloomingdale Road, west side, 65.00 feet west of Jane Avenue, Block 7098, Lot 20, Rossville, Borough of Staten Island. N.B. #1567/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1153-79-A—B.S.I.—330 Candon Avenue, south side, 260.00 feet west of Bloomingdale Road, Block 7098, Lot 1, Rossville, Borough of Staten Island. N.B. #1563/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1154-79-A—B.S.I.—318 Candon Avenue, south side, 133.33 feet west of Bloomingdale Road, Block 7099, Lot 10, Rossville, Borough of Staten Island. N.B. #1562/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1155-79-A—B.S.I.—310 Candon Avenue, south side, 66.67 feet west of Bloomingdale Road, Block 7099, Lot 14, Rossville, Borough of Staten Island. N.B. #1561/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1156-79-A—B.S.I.—304 Candon Avenue, southwest corner of Bloomingdale Road, Block 7099, Lot 17, Rossville, Borough of Staten Island. N.B. #1560/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1157-79-A—B.S.I.—329 Malvine Avenue, north side, 225.00 feet west of Bloomingdale Road, Block 7099, Lot 35, Rossville, Borough of Staten Island. N.B. #1558/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1158-79-A—B.S.I.—321 Malvine Avenue, north side, 140.00 feet west of Bloomingdale Road, Block 7099, Lot 8, Rossville, Borough of Staten Island. N.B. #1557/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1159-79-A—B.S.I.—307 Malvine Avenue, northwest corner of Bloomingdale Road, Block 7099, Lot 20, Rossville, Borough of Staten Island. N.B. #1554/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

CALENDAR

1160-79-A—B.M.—107 West 25th Street, north side, 100 feet west of Avenue of the Americas, Block 801, Lot 30, Borough of Manhattan. N.B. #1162/77, re- provide a proper rear yard as per Section 277(7) of the Multiple Dwelling Law.

1161-79-BZ—B.S.I.—2145 Hylan Boulevard, northeast corner of Midland Avenue, Block 3589, Lot 1, Grant City, Borough of Staten Island. Community Board #2S.I. N.B. #1695/79, re- proposed portion of open parking area and trash enclosure accessory to a proposed eating, drinking establishment (use group 6) located in an R3-2 zoning dist. Contrary to Section 22-10ZR.

1162-79-A—B.S.I.—2145 Hylan Boulevard, northeast corner of Midland Avenue, Block 3589, Lot 1, Grant City, Borough of Staten Island. N.B. #1695/79, re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1163-79-A—B.B.—1711 55th Street, north side, 77 feet east of 17th Avenue, Block 5486, Lot 72, Borough of Brooklyn. N.B. #37/79, re- proposed rear yard, and side yard provided under the Multiple Dwelling Law. Contrary to Section 26.

1164-79-BZ—B.B.—1236 59th Street, south side, 280 feet east of 12th Avenue, Block 5711, Lot 21, Borough of Brooklyn. Community Board #12BK., re- proposed three family Multiple Dwelling located in an R5 zone, open space ratio, floor area ratio and front yard. Contrary to Sections 23-141ZR and 23-45ZR.

1165-79-BZ—B.B.—1238 59th Street, south side, 300 feet east of 12th Avenue, Block 5711, Lot 22, Borough of Brooklyn. Community Board #12BK., re- proposed three family Multiple Dwelling located in an R5 zone, open space ratio, floor area ratio, and front yard. Contrary to Sections 23-141ZR and 23-45ZR.

1166-79-BZ—B.Q.—84-13 263rd Street, east side, 100 feet south of Hillside Avenue, Block 8793, Lot 14, Borough of Queens. Community Board #13Q. N.B. #287/79, re- proposed two family attached dwelling, lot area and lot width, floor area ratio, open space ratio, side yards, front wall penetrates the sky exposure plane, parking in the front yard is not permitted. Contrary to Sections 22-11ZR, 23-22ZR, 23-141ZR, 23-461ZR and 23-631ZR.

1167-79-A—B.Q.—84-13 263rd Street, east side, 100 feet south of Hillside Avenue, Block 8793, Lot 14, Floral Park, Borough of Queens. N.B. #287/79, re- proposed use of drywells for the disposal of storm water (Local Law #7).

1168-79-BZ—B.Q.—84-11 263rd Street, east side, 122.50 feet south of Hillside Avenue, Block 8793, Lot 15, Borough of Queens. Community Board #13Q. N.B. #288/79, re- proposed two family attached dwelling, lot area and lot width, floor area ratio, open space ratio, side yards, front wall penetrates the sky exposure plane, and parking in the front yard is not permitted. Contrary to Sections 22-11ZR, 23-22ZR, 23-141ZR, 23-461ZR and 23-631ZR.

1169-79-A—B.Q.—84-11 263rd Street, east side, 122.50 feet south of Hillside Avenue, Block 8793, Lot 15, Floral Park, Borough of Queens. N.B. #288/79, re- proposed use of drywells for the disposal of storm water (Local Law #7).

1170-79-BZ—B.M.—1 Dominick Street, northwest corner of Avenue of the Americas, Block 491, Lot 50,

Borough of Manhattan. Community Board #2M. Alt. #599/79, re- proposed residence building located in M1-6 dist., there are no bulk, parking regulation inner court to light and ventilate living rooms, cellar apartments height of front wall, enlargement of building. Contrary to Sections 42-00ZR, 43-43ZR and 52-41ZR.

1171-79-A—B.M.—1 Dominick Street, northwest corner of Avenue of the Americas, Block 491, Lot 50, Borough of Manhattan. Alt. #599/79, re- proposed inner court to light and ventilate living rooms, cellar apartments. Contrary to Sections 26 and 34 of Multiple Dwelling Law.

1172-79-BZ—B.Bx.—1777 East Gun Hill Road, Bushnell Avenue, Block 4806, Lots 38, 42, Borough of Bronx. Community Board #12BX., re- proposed continuation of use of the premises, in R3-2 dist. as an automobile wrecking yard with accessory storage building. Contrary to Sections 22-00ZR and 52-74ZR.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

The following one case has been inadvertently omitted from the November 27, 1979, 10 A.M. Calendar.

NOVEMBER 27, 1979, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, November 27, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1131-79-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for CBS, Incorporated and NBC Incorporated, owners.

SUBJECT—Application October 23, 1979—decision of Department of Ports and Terminals, under Section 73-30 of the Zoning Resolution to permit in an R3-2 district, the enlargement in areas of the accessory building for an existing radio and television tower previously before the Board.

PREMISES AFFECTED—550 King Avenue, east side, 1,200 feet north of Terrace Street, Block 5649, Lot 120, City Island, Borough of The Bronx. Community Board #10BX.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 11, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, December 11, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

490-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2132 Bedford Avenue, southwest corner of Linden Boulevard, Block 5086, Lot 45, Borough of Brooklyn.

CALENDAR

491-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2136 Bedford Avenue, west side, 24 feet south of Linden Boulevard, Block 5086, Lot 46, Borough of Brooklyn.

492-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2138 Bedford Avenue, west side, 48 feet south of Linden Boulevard, Block 5086, Lot 47, Borough of Brooklyn.

493-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2140 Bedford Avenue, west side, 72 feet south of Linden Boulevard, Block 5086, Lot 48, Borough of Brooklyn.

494-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and encroaches on the required rear yard.

PREMISES AFFECTED—2142 Bedford Avenue, west side, 96 feet south of Linden Boulevard, Block 5086, Lot 49, Borough of Brooklyn.

636-53-BZ

APPLICANT—Rocco Parisi for Dominic Ferrara and Michael Caravaglio, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office.

PREMISES AFFECTED—700 Post Avenue, southwest corner of Clove Road, Block 227, Lot 74, West Bright, Borough of Staten Island. Community Board #1S.I.

454-44-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 21, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, sales office, lubritorium and auto laundry.

PREMISES AFFECTED—3143-3161 Atlantic Avenue and 248-262 Norwood Avenue, northwest corner, Block 3960, Lot 58, Borough of Brooklyn. Community Board #5BK.

418-69-A

APPLICANT—M. Milton Glass for Walsam 36 Company, owner.

SUBJECT—Application for consideration—Appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—315 to 325 West 36th Street, north side, 182 feet west of 8th Avenue, Block 760, Lot 26, Borough of Manhattan.

478-69-A

APPLICANT—M. Milton Glass for E. W. C., Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of a term of variance which expired November 25, 1979—Appeal from a decision of the Fire Commissioner re- elevator in readiness; previously granted on condition.

PREMISES AFFECTED—259 West 30th Street, north side, 125 feet east of 8th Avenue, Block 780, Lot 7, Borough of Manhattan.

406-74-A

APPLICANT—Lama and Vassalotti for 1581 Jerome Avenue Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—Appeal from a decision of the Borough Superintendent re- accessory trailer, Class 1E construction; previously granted on condition.

PREMISES AFFECTED—1581 Jerome Avenue, northwest corner of West Mt. Eden Avenue, Block 2860, Lot 34, Borough of The Bronx.

47-77-BZ

APPLICANT—Sheldon Lobel for Antonio and Rachele Nunziata, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 4, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, the conversion of a two car garage accessory to a dwelling into an automobile repair shop.

PREMISES AFFECTED—620 East 186th Street and 2342 Hughes Avenue, southeast corner, Block 3074, Lot 8, Borough of The Bronx.

CALENDAR

26-79-A

APPLICANT—Storch, Pesa and Associates for 744 Clinton Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from Administrative decision re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—744 Clinton Street, west side, 225 feet south of Halleck Street, Block 623, Lot 1, Borough of Brooklyn.

ZONING CASES

503-79-BZ

APPLICANT—Arthur Guttman for Robert and Vera Chow, owner.

SUBJECT—Application April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the maintenance of an enlargement to an existing one family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—65-31 171st Street, east side, 280 feet north of 67th Avenue, Block 6912, Lot 20, Fresh Meadows, Borough of Queens. Community Board #8Q.

551-79-BZ

APPLICANT—Joseph B. Raia for Michael Santulli, owner.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Sections 72-20 and 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with a one family dwelling the maintenance of a covered driveway that is not a permitted obstruction within the front yard.

PREMISES AFFECTED—7030 Hylan Boulevard, southeast corner of Sprague Avenue, Block 7826, Lot 258, Tottenville, Borough of Staten Island. Community Board #3SI.

886-79-BZ

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-1 and R3-2 district, in an existing one story building, in addition to the proposed conforming florist shop, the use of a portion of the premises as a monument sales establishment with accessory outdoor display.

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island. Community Board #3SI.

887-79-A

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed conversion of a frame LL E residential structure to a commercial occupancy within the fire district.

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island.

902-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, the conversion of an existing twelve story building from manufacturing into a multiple dwelling above the first floor.

PREMISES AFFECTED—114-120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lots 49, 50, and 52, Borough of Manhattan.

952-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Michael P. Cozzoli, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-3 district, in an existing two story building occupied as a banquet hall and restaurant with accessory uses, the addition to the occupancy to include cabaret.

PREMISES AFFECTED—94-96 Avenue U, south side, 60.0 feet east of West 10th Street, Block 7117, Lot 4, Borough of Brooklyn. Community Board #15BK.

1061-79-BZ

APPLICANT—Dominick Salvati and Son for Prudential Insurance, Company, of American, owner, Mary Catinella-Blueprint Restaurant, Lessee.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit, in a C5-3 district, in an existing 36 story office building, the addition to the uses of the first floor restaurant to include limited cabaret.

PREMISES AFFECTED—100 Park Avenue, northwest corner of East 40th Street, Block 1275, Lot 27, Borough of Manhattan. Community Board #5M.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan. Community Board #5M.

1097-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing four story dwelling from manufacturing into a multiple dwelling.

PREMISES AFFECTED—114 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 49, Borough of Manhattan. Community Board #5M.

311-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

CALENDAR

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5002-5008 13th Avenue, southwest corner of 50th Street, Block 5648, Lot 41, Borough of Brooklyn. Community Board #12BK.

Laid over from September 11, 1979 for hearing.

312-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5010-5014 13th Avenue, west side, 55 feet south of 50th Street, Block 5648, Lot 43, Borough of Brooklyn. Community Board #12BK.

Laid over from September 11, 1979 for hearing.

313-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5016-5020 13th Avenue, west side, 48.4 feet north of 51st Street, Block 5648, Lot 45, Borough of Brooklyn. Community Board #12BK.

Laid over from September 11, 1979 for hearing.

314-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5022-5036 13th Avenue, northwest corner of 51st Street, Block 5648, Lot 47, Borough of Brooklyn. Community Board #12BK.

Laid over from September 11, 1979 for hearing.

168-79-BZ

APPLICANT—Ernest D. Davis for Gary Gabriel, owner, Barbara Taylor, lessee.

SUBJECT—Application February 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-4 district, in an existing two story commercial building, the maintenance of the present eating and drinking establishment without restrictions on entertainment or dancing.

PREMISES AFFECTED—101-115 West 116th Street, northwest corner of Lenox Avenue, Block 1901, Lot 29, Borough of Manhattan. Community Board #10M.

Laid over from October 23, 1979, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 11, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, December 11, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

610-79-SA

APPLICANT—Holmes Protection Incorporated—fire detection and extinguishing system.

989-79-SA

APPLICANT—All Fire Protection, Incorporated—fire alarm system.

1044-79-SA

APPLICANT—Autocall Division—fire alarm system.

1136-79-SA

APPLICANT—Southwest Pump Company—gasoline dispensing pumps and self-service control consoles for service station use.

1102-79-GR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Automatic door operators.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

879-79-A

APPLICANT—Alphonse J. Calvanico for Ottavio Savo, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—442 Vernon Avenue, south side, 445.09 feet west of Amboy Road, Block 6855, Lot 54, Princes Bay, Borough of Staten Island.

891-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 General City Law, re- Proposed building not fronting on a legally mapped street.

CALENDAR

PREMISES AFFECTED—328 Finley Avenue, east side, 100 feet south of Tysens Lane, Block 4130, Lot 670, New Dorp Beach, Borough of Staten Island.

892-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—330 Finley Avenue, east side, 124 feet south of Tysens Lane, Block 4130, Lot 669, New Dorp Beach, Borough of Staten Island.

893-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36 Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—334 Finley Avenue, east side, 148 feet south Tysens Lane, Block 4130, Lot 668, New Dorp Beach, Borough of Staten Island.

894-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36 Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—336 Finley Avenue, east side, 172 feet south of Tysens Lane, Block 4130, Lot 666, New Dorp Beach, Borough of Staten Island.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner or Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

984-79-A

APPLICANT—M. Milton Glass for 404 Equities, owner.

SUBJECT—Application August 29, 1979—appeal from the Fire Commissioners re- elevator and readiness.

PREMISES AFFECTED—404-412 Park Avenue South, northwest corner of East 28th Street, Block 858, Lot 36, Borough of Manhattan.

1088-79-A

APPLICANT—Nicholas J. Salvadeo for Irene Raffone, owner.

SUBJECT—Application October 4, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—246 Flagg Place, east side, 2410 feet south of Corners Road, Block 895, Lot 42, Borough of Staten Island.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 18, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, December 18, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

CALENDAR

SPECIAL ORDER CALENDAR

909-52-BZ

APPLICANT—Ingram S. Carner for Rosenberg Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 24, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f and 7h of the Zoning Resolution, permitting in a retail use district, the maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica Avenue and 94-04 199th Street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens. Community Board #12Q.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum for Madison Company, owner; Marvin B. Tepper and Arnold J. Rabinor, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires November 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan.

335-59-BZ

APPLICANT—Lama and Vassalotti for Salvatore Reale, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of a lot to be used for storage and sale of used cars with an accessory office building.

PREMISES AFFECTED—315-321 Nicholas Avenue, 3485-3495 Atlantic Avenue, northeast corner, Block 4151, Lot 1, Borough of Brooklyn. Community Board #5BK.

871-67-A

APPLICANT—Arthur C. Kellman for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—reopening to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator to be kept in readiness; previously revoked.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

562-63-A

APPLICANT—Arthur C. Kellman for Pen Plaza South Associates, owners.

SUBJECT—Application for consideration—to reopen to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator; previously revoked.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

100-68-BZ

APPLICANT—Milton Feldman for EDO Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Deputy Commissioner of Marine and Aviation; previously granted on condition under Section 73-29 of the Zoning Resolution, permitting in an M2-1 district in an existing one story mechanical testing laboratory, the storage of Class IV material.

PREMISES AFFECTED—109-20 14th Avenue, south side, 100 feet west of 110th Street, Block 4044, Lot 6 (part of), College Point, Borough of Queens.

734-72-BZ

APPLICANT—Nicholas J. Salvadeo for Guido Passarelli, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-1 and R3-2 district, on a plot previously before the Board, in conjunction with the erection of a two story commercial building, the reduction in the number of accessory parking spaces and located in the residence district.

PREMISES AFFECTED—1600 Hylan Boulevard, southeast corner of Raritan Avenue, Block 3372, Lots 1 and 22, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

524-76-BZ

APPLICANT—Edward Lauria for Christian Beetschen, owner; Victory Van Lines, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of June 9, 1976—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in conjunction with an existing furniture warehouse, the enlargement in lot area and the use of open area for commercial vehicle storage.

PREMISES AFFECTED—69-71 St. Mary's Avenue, north side, 25 feet east of Tilson Place, Block 2846, Lot 237, Borough of Staten Island.

ZONING CASES

692-79-BZ

APPLICANT—Sheal Shapiro for Shapiro Lawn Associates, for Ironclad Artists, Incorporated, owner.

CALENDAR

SUBJECT—Application June 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing six story building on a plot that exceeds the lot area limitation, the change in use from manufacturing into joint living/working quarters including the second floor.

PREMISES AFFECTED—134 Grand Street, northeast corner of Crosby Street, Block 473, Lot 51, Borough of Manhattan. Community Board #2M.

697-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

698-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island.

699-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

700-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island.

701-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate

zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

702-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island.

882-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1564 57th Street, south side, 156 feet west of 16th Avenue, Block 5496, Lot 133, Borough of Brooklyn. Community Board #12BK.

883-79-BZ

APPLICANT—Louis Lieberman for Mondel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1556-57th Street, south side, 208 feet west of 16th Avenue, Block 5496, Lot 30, Borough of Brooklyn. Community Board #12BK.

884-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1560-57th Street, south side, 188 feet west of 16th Avenue, Block 5496, Lot 31, Borough of Brooklyn. Community Board #12BK.

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

CALENDAR

960-79-BZ

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148, 14149, Howard Beach, Borough of Queens. Community Board #10Q.

961-79-A

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed building in the bed of a mapped street.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner 156th Avenue, Blocks 14148, 14149, Lot 1, Howard Beach, Queens.

981-79-BZ

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn. Community Board #1BK.

982-79-A

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed extension exceeds by more than 25% the area which dwelling has or any floor at the time of conversion of Multiple Dwelling Law.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 18, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, December 18, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

820-79-A

APPLICANT—Millard Bresin for Amoco Oil Company, lessee.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-C-B-2 of the Fire Prevention Code City of New York.

PREMISES AFFECTED—401/423 East 80th Street, northwest corner of Foster Avenue, Block 7918, Lots 1, 76, Borough of Brooklyn.

823-79-A

APPLICANT—Charles A. Magrino for John Drago, owner, Emmino Brothers Salvage, Incorporated, lessee.

SUBJECT—Application July 24, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—50 Johnson Street, west side, 452.22 feet north of Arthur Kill Road, Block 7207, Lot 239, Port Socony, Borough of Staten Island.

954-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Reading Avenue, south side, 220 feet west of Wainwright Avenue, Block 5643, Lot 111, Eltingville, Borough of Staten Island.

955-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—671 Leverett Avenue, north side, 160 feet west of Richmond Avenue, Block 5609, Lot 15, Eltingville, Borough of Staten Island.

956-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—677 Leverett Avenue, north side, 240 feet east of Wainwright Avenue, Block 5609, Lot 20, Eltingville, Staten Island.

957-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of stormwater (Local Law #7).

PREMISES AFFECTED—683 Leverett Avenue, north side, 180 feet east of Wainwright Avenue, Block 5609, Lot 22, Eltingville, Borough of Staten Island.

958-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—695 Leverett Avenue, north side,
50 feet east of Wainwright Avenue, Block 5609, Lot 28,
Eltingville, Borough of Staten Island.

959-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates,
owner.

SUBJECT—Application August 27, 1979—appeal from a de-
cision of the Borough Superintendent, re- proposed use of
drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—701 Leverett Avenue, northeast

side corner of Wainwright Avenue, Block 5609, Lot 31,
Eltingville, Borough of Staten Island.

1058-79-A

APPLICANT—ERC Technology Corporation, owner.

SUBJECT—Application September 18, 1979—appeal from a
decision of the Fire Commissioner, re- packaging of Com-
bustible mixture known as "CarFare" (6) six ounce high
density polyethylene bottles with screw-on, high density
needle tip spout container not in compliance with regula-
tions of the Administrative Code of New York City.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 7, 1979,
10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 23, 1979, were approved as printed in the Bulletin of November 1, 1979, Volume 64, Number 43.

516-43-A

APPLICANT—Saul Goldsmith for Welbilt Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the acting Borough Superintendent re- bed of mapped street; previously granted on condition.

PREMISES AFFECTED—57-46 Flushing Avenue, 59-05 60th Avenue, 58-12 59th Drive and 59-83 59th Street, east side, 214 feet 10 inches south of 59th Drive, Block 2649, Lot 113 (formerly Block 2649, Lots 113 and 115, Block 2653, Lot 5), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Allen Halpern.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

240-78-A

APPLICANT—Robert A. Fuller for the Kingsford Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180° F. and "Conoco LPA Solvent" with a flash point of 162° F. in four (4) pound baler bags with no type of airtight replaceable cup or top, packaging not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 27, 1979, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 27, 1979 in that:

"The requirement by the Board that the label on the 4 pound bag shall state "maximum storage capacity shall not exceed 500 pounds in any single retail establishment without sprinklers", shall also be required to appear on the shipping baler; that other than as herein

amended the resolution above cited shall be complied with in all respects." (F.D. Folder No. 122-1724 (C.M.))

316-78-A

APPLICANT—Robert A. Fuller for the Kingsford Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Match Light Briquets", consisting of "K-28" (Charcoal impregnated with solvent) with a flash point of 180° F. and "Conoco LPA Solvent" with a flash point of 162° F., in eight (8) pound baler bags with no type of airtight replaceable cap or top, packaging not in compliance with the regulations of the Administrative Code of the City of New York; previously granted on condition.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 27, 1979, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 27, 1979 in that:

"The requirement by the Board that the label on the 8 pound bag shall state "maximum storage capacity shall not exceed 500 pounds in any single retail establishment without sprinklers", shall also be required to appear on the shipping baler; that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Folder No. 122-1724 (C.M.))

677-53-BZ

APPLICANT—Lama and Vassalotti for Marker Bros. Collision Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 21, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a business use district, the parking and storage of motor vehicles awaiting service only in conjunction with existing body and fender work, minor auto repairs, incidental painting and spraying.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow Lane, west side, 240.05 feet south of Horace Harding Boulevard, Block 6901, Lot 48, Flushing, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8Q recommended approval received on September 18, 1979, and

MINUTES

WHEREAS, this application was granted by the Board on March 2, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 2, 1954 as amended through October 15, 1969 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the sidewalk area around the utility pole shall be repaired and that the curb shall be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 3367-53)

802-53-BZ

APPLICANT—Leonard F. Rothkrug for Greater New York Savings Bank, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles for the use of employees and depositors of savings bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd Street, west side, 90 feet 8 inches north of 18th Avenue, Block 5480, Lot 36 and part of 37, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #14BK recommended approval, received on October 22, 1979; and

WHEREAS, this application was granted by the Board on June 29, 1954 on certain conditions; and

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 29, 1954 as amended through November 12, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from November 12, 1979, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 3665-53)

709-55-BZ—Vol. III

APPLICANT—Abram Shlefstein for L.M.T. Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires February 2, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning

Resolution, permitting in a restricted retail use district, the reduction in size of a gasoline service station, and the maintenance of an easement driveway.

PREMISES AFFECTED—1978 to 2014 Rockaway Parkway, northwest corner of Seaview Avenue, Block 8299, Lots 63 and 68, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Abram Shlefstein.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #18BK was notified by the applicant on August 29, 1979, and no response has been received; and

WHEREAS, this application was granted by the Board on February 2, 1960 on certain conditions; and

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 2, 1960 as amended through January 31, 1978 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from February 2, 1980, to permit . . . ; on condition that the sidewalk area around the utility pole shall be repaired; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 2259-59)

865-55-BZ

APPLICANT—Lama and Vassalotti for Theodore Tannor, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 22, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, office sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—89-15 Rockaway Boulevard and 101-12 to 101-28 90th Street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens. Community Board #9Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, community board #9Q was notified by the applicant on August 18, 1979, and no response has been received; and

WHEREAS, this application was granted by the Board on December 11, 1956, on certain conditions; and

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 11, 1956 as amended through July 7, 1970 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from December 22, 1979, to permit . . .; *on condition* that the sidewalk shall be repaired where required along the 90th Street frontage; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 4435-55)

503-64-BZ

APPLICANT—Max Siegel Associates for York River House, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 22, 1979—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R10 district, in an existing 18 story and basement multiple dwelling, the use of the surplus and unused tenants spaces in the required accessory garage for transient parking.

PREMISES AFFECTED—1171-1185 York Avenue, west side, from East 63rd Street to East 64th Street, 439-451 East 63rd Street, 438-450 East 64th Street, Block 1458, Lot 18, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on September 26, 1979; and

WHEREAS, this application was granted by the Board on September 22, 1964, on certain conditions; and

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 22, 1964 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 496-64)

26-79-A

APPLICANT—Storch, Pesa and Associates for 744 Clinton Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from Administrative decision re-sprinkler system; previously granted on condition.

PREMISES AFFECTED—744 Clinton Street, west side, 225 feet south of Halleck Street, Block 623, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. Storch.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

780-53-BZ

APPLICANT—Lama and Vassalotti for Pauline Kurfist, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th Street, west side, 100 feet north of 37th Avenue, Block 1198, Lot 54, Long Island City, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: James E. Vassalotti, Alvin Murstein and William Kurfist.

For Opposition: Assemblyman John A. LoPresto, Dorothy Pam, Dennis Drucker, Mary Durniak, Lilo Masters, Hilde Saliter, Elizabeth Adamek and Harold McArthur.

ACTION OF THE BOARD—Laid over to November 20, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

150-54-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in the retail use portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor repairs, store and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia Avenue and 1061-1071 East 224th Street, northwest corner, Block 4871, Lot 1, Borough of the Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

269-60-BZ

APPLICANT—Storch, Pesa and Associates for Anna B. Grimaldi, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7a of the Zoning Resolution, permitting in a residence use district, the continuance of a factory occupancy and also to legalize the erection of a one story extension approximately 15 feet by 40 feet connecting the front and rear building on the same lot.

PREMISES AFFECTED—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens. Community Board #4Q.

APPEARANCES—

For Applicant: Ed Storch

MINUTES

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., Special Order Calendar, for hearing.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5B district, in an existing twelve story manufacturing structure, the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Doris Diether.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., Special Order Calendar, for decision at the request of the applicant; hearing closed.

25-79-BZ

APPLICANT—Shea, Gould, Climenko and Casey for 692-694 Broadway Associates, owners.

SUBJECT—Application January 5, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in a M1-5B district, the conversion of an existing twelve story building that exceeds the permitted area from Lofts into joint living/working quarters with stores on the first floor.

PREMISES AFFECTED—692-694 Broadway, southeast corner of East 4th Street, Block 531, Lot 6, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: W. L. Scheffler and Doris Diether, Community Board #2M.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for hearing.

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Alfonso Duarte.

For Opposition: Leo Edbril.

ACTION OF BOARD—decision deferred to November 27, 1979, at 10 A.M., hearing closed.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C6-1 district, in an existing seven story building, the conversion of the second through seventh floors into joint living/working quarters for artists.

PREMISES AFFECTED—351/53 Jay Street, east side, 147.7 feet south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Ronald Noll.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for decision, hearing closed.

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a decision of the Borough Superintendent re- bedroom windows.

PREMISES AFFECTED—351-353 Jay Street, east side, 147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for decision, hearing closed.

335-79-BZ

APPLICANT—Joseph Pell Lombardi for Fifth Avenue Loft Corporation, owner.

SUBJECT—Application March 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and M1-8 district in an existing 13 story commercial and manufacturing structure, the conversion of all floors above the first floor into a multiple dwelling extending into M1 district.

PREMISES AFFECTED—140 Fifth Avenue, southwest corner of West 19th Street, Block 820, Lot 47, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

For Opposition: None.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for continued hearing at the request of the applicant.

336-79-A

APPLICANT—Joseph Pell Lombardi for Fifth Avenue Loft Corporation, owner.

SUBJECT—Application March 28, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling law.

PREMISES AFFECTED—140 Fifth Avenue and 2/6 West 19th Street, southwest corner, Block 820, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for continued hearing at the request of the applicant.

543-79-BZ

APPLICANT—Regi Goldberg for Leonard Meyerson—S and M Martin, owner.

MINUTES

SUBJECT—Application May 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the conversion of an existing four story and basement commercial structure into a Multiple Dwelling.

PREMISES AFFECTED—28 East 21st Street, south side, 360 feet west of Park Avenue South, Block 849, Lot 57, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Regi Goldberg.

For Opposition: None.

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

569-79-BZ

APPLICANT—George Perotto for Edward Reiss, owner. Midas Realty Corporation, Contract Vendee.

SUBJECT—Application May 15, 1979—decision of the Borough Superintendent, under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R5 district, the change in use of an existing automotive service station with accessory uses previously before the Board into an automobile repair and muffler installation establishment.

PREMISES AFFECTED—2706/2736 86th Street, south-east corner of West 11th Street, Block 7116, Lot 52, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: George Perotto, P.E.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for decision; additional information; hearing closed.

640-79-BZ

APPLICANT—Sheldon Lobel for The Forester Company and Cord Meyer Development Company, Incorporated, owner. Elaine Powers Salons, lessee.

SUBJECT—Application June 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing fourteen story multiple dwelling, the change in use of a portion of the first floor from a store into a physical culture establishment.

PREMISES AFFECTED—111-01/15 and 111-29 Queens Boulevard, southwest corner of 75th Avenue, Block 2239, Lot 1, Forest Hills, Borough of Queens. Community Board #6Q.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for decision; additional information; hearing closed.

726-79-BZ

APPLICANT—Charles A. Magrino for June Group Purchasing Company, Incorporation, owner.

SUBJECT—Application June 18, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in a C1-2 and R5 district, the change in use of an existing theatre and store establishment into a roller skating rink and with an accessory amusement arcade in one store.

PREMISES AFFECTED—148-152 Beach 116th Street, east side, 220 feet north of Ocean Promenade, Block 16188, Lot 30, Rockaway Park, Borough of Queens. Community Board #14Q.

APPEARANCES—

For Applicant: Charles A. Magrino, and Jay Kline,

For Opposition: Joel Wiener.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for decision; hearing closed.

985-79-BZ

APPLICANT—Richard L. Rubin for Howard J. Roseman, owner.

SUBJECT—Application August 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a one story enlargement to a one family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—166-17 73 Avenue, northwest corner of 167th Street, Block 6954, Lot 55, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: Richard L. Rubin and Howard J. Roseman.

For Opposition: David Gerson, Mrs. Shirley Rodgers, and Mrs. Harriet Gerson.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 10 A.M., for decision, hearing closed.

70-79-BZ

APPLICANT—Lama and Vassolotti for Guardian Federal Savings and Loan Association, owner.

SUBJECT—Application January 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 district in an existing four story building, the conversion of accessory garage space into apartments that creates non-compliance in floor area ratio, open space ratio, lot area per room and the parking requirements.

PREMISES AFFECTED—37-06 104th Street, 103-14 37th Avenue, southwest corner, Block 1769, Lot 7, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1979, after due notice by publication in the Bulletin; laid over to October 30, 1979; then to November 7, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated January 17, 1979, acting on Alt. Applic. #1144/1978, reads:

"1. Proposal to legalize the existing additional dwelling units converted from covered parking spaces on the 1st floor, exceeds the max. F.A.R. density requirements and decreases the min. O.S.R. for a multiple dwelling in a R-6 district is contrary to Sect. 23-142 and Sect. 23-223 Zon. Resolution.

2. Required off-streets accessory parking for 50% of the total number of dwelling units is not provided as per Sect. 25-241 Zon. Res.

3. Proposal to omit attendant from required open parking spaces less than 300 sq. ft. per parking space is contrary to Sect. 25-62 Zon. Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the proposed one bedroom apartments reduces the number of studio units and creates family units; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing four-story building, the conversion of the accessory garage space into apartments that creates non-compliance in floor area ratio, open space ratio, lot area per room and the parking requirements *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 22, 1979", 7 sheets, and "October 16, 1979", 1 sheet; and *on further condition* that there shall be no further increase in zoning room count; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution; and that no Building Department permit shall be issued until 31 days after the date of certification of this resolution.

96-79-BZ

APPLICANT—Dominick Salvati and Son for Starrett City Incorporated, owner, Eddie Arcaro's Restaurant, lessee.

SUBJECT—Application February 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-3 district, within an existing shopping center, the addition to the uses of an existing restaurant to include an amusement arcade.

PREMISES AFFECTED—1344/50 Pennsylvania Avenue, southwest corner of Twin Pines Drive, Block 4452, Lot 15, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1979, after due notice by publication in the Bulletin; laid over to July 3, 1979; then to September 11, 1979; then to October 2, 1979; then to October 9, 1979; then to October 23, 1979; then to November 7, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1979, acting on Alt. Applic. #19/1979, reads:

"1. Amusement arcade, U.G. 15, in a C4-3 is contrary to zoning. ZR 32-24 and 32-30."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner John B. Cincotta and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C4-3 district, within an existing shopping center, the addition to the uses of an existing restaurant to include an amusement arcade *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 5, 1979", 3 sheets, and "September 25, 1979", 1 sheet; and *on further condition* that this variance shall be limited to a term of 3 years; that the arcade be restricted to 8 machines only; that the hours of operation be limited to from 10 A.M. to 11 P.M., Monday through Saturday, and 12 Noon to 8 P.M. on Sunday; that no school aged children be admitted prior to 3:30 P.M. on schooldays; that the owner shall provide adult supervision and security at all times; that the amusement machines be restricted to games of skill; that there shall be no games of chance; that no food or beverage be sold in the arcade portion of the premises; that there shall be no loitering, gambling or prizes awarded; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution; and that no Building Department permit shall be issued until 31 days after the date of certification of this resolution.

507-79-BZ

APPLICANT—McGee and Morsellino, for 164-02 Cross Bay Boulevard Corporation, owner. J.T.R. Entertainment Corporation, lessee.

SUBJECT—Application April 25, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-2 district, in an existing one story building occupied as a restaurant, the addition to the uses to include cabaret.

PREMISES AFFECTED—164-02 Cross Bay Boulevard, southwest corner of 164th Avenue, Block 1252, Lots 5 and 9, Howard Beach, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Joseph Morsellino

For Opposition: None.

MINUTES

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1979, after due notice by publication in the Bulletin; laid over to July 24, 1979; then to September 18, 1979; then to October 9, 1979; then to October 30, 1979; then to November 7, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1979, acting on Alt. Applic. #1252/1978, reads:

“Eating and Drinking establishment with no restrictions (U.G. 12) not permitted in a C2-2 zone as per Section 32-21 of the Zoning Resolution.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #10Q has recommended conditional approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-241 of the Zoning Resolution

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, in an existing one-story building occupied as a restaurant, the addition to the uses to include limited cabaret *on condition* that all work shall substantially conform to drawings filed with this application, marked “Received April 25, 1979”, 3 sheets, and November 7, 1979”, 1 sheet; that this Special Permit shall be limited to a term of 5 years; that the cabaret use be limited to teen disco only; that the premises shall be restricted to patrons under the age of 18 years; that there shall be no alcoholic beverages sold, displayed, stored or consumed during the teen disco hours; that the hours of operation be limited to from 7 P.M. to 1 A.M., weekdays, and 1 P.M. to 5 P.M. and 7 P.M. to 1:30 A.M. Friday, Saturday and Sunday; that this Special Permit shall lapse with any change in ownership or control; that when the premises are rented for private parties, there shall be no admission charged or collected at the door; that soundlocked vestibules be constructed at all exit and entrance doors; that the noise level be limited to 5 decibels above ambience to the nearest residential window; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

520-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Common Ground Development Corporation, Contract Vendee.

SUBJECT—Application May 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing nine story building from a warehouse into a multiple dwelling.

PREMISES AFFECTED—378-390 West 12th Street, south side, 44 feet west of Washington Street, Block 640, Lots 12 and 19, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Paul D. Selver.
For Opposition: Doris Diether.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin; laid over to November 7, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 25, 1979, acting on Alt. Applic. #159/1979, reads:

“C1. Proposed change of use from warehouse to residential Use Group 2 in M1-5 zoning district is not permitted as of right as per Section 42-00 Z.R. No zoning guidance for such occupancy.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing nine-story building from a warehouse into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked “Received May 1, 1979”, 1 sheet, and “October 30, 1979”, 21 sheets; and *on further condition* that the cellar and first floor be limited to conforming commercial or manufacturing uses; that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces and on the commercial floors, including the cellar, connected to an alarm that can be heard throughout the building; that a fire alarm station be installed on each floor; that all apartments shall have double-glazed, operable windows to reduce the outside noise transmission; that if the building is air conditioned, it shall be centrally air conditioned; that the developer be prepared to insert prominently the following language in any lease or prospectus for cooperative sale of apartments in the subject premises, “this property is located in an M1-5 zone, which means that manufacturing, warehouse and other commercial uses are located in the immediate vicinity”; that 25 percent of the roof area shall be allocated as tenants’ recreation space; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

579-79-BZ

APPLICANT—Stroch, Pesa and Associates for Peter D. Ciaccio, owner.

SUBJECT—Application May 17, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—66-36 53rd Avenue, south side, 148.5 feet west of 68th Street, Block 2406, Lot 19, Maspeth, Borough of Queens. Community Board #5Q.

MINUTES

APPEARANCES—

For Applicant: E. Storch.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin; laid over to November 7, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 1, 1979, acting on N.B. Applic. #46/1979, reads:

"1. The proposed sideyard of less than 8'-0" is contrary to Section 23-462 Z.R. in an R4 zone.

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #5Q has recommended conditional approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two-family dwelling that encroaches on the required side yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 17, 1979", 7 sheets, and "September 27, 1979", 1 sheet; and *on further condition* that the first floor layout be to the satisfaction of the Building Department; that 2 street trees be planted in accordance with Park Department regulations; that a deed restriction limiting the occupancy to two families be filed; that the Certificate of Occupancy shall indicate the libre, page and date of recording of said covenant; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution; and that no Building Department permit shall be issued until 31 days after the date of certification of this resolution

580-79-BZ

APPLICANT—Storch, Pesa and Associates for Peter D. Ciaccio, owner.

SUBJECT—Application May 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—66-40 53rd Avenue, south side, 100 feet west of 68th Street, Block 2406, Lot 22, Maspeth, Borough of Queens. Community Board #5Q.

APPEARANCES—

For Applicant: E. Storch.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin; laid over to November 7, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 1, 1979 acting on N.B. Applic. #48/1979, reads:

"1. The proposed sideyard of less than 8 feet is contrary to Section 23-462 Z.R. in an R4 zone."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #5Q. has recommended conditional approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a two-family dwelling that encroaches on the required side yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 17, 1979", 7 sheets, and "September 27, 1979", 1 sheet; and *on further condition* that the first floor layout be to the satisfaction of the Building Department; that 2 street trees be planted in accordance with Park Department regulations; that a deed restriction limiting the occupancy to two families be filed; that the Certificate of Occupancy shall indicate the libre, page and date of recording of said covenant; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution; and that no Building Department permit shall be issued until 31 days after the date of certification of this resolution.

622-79-BZ

APPLICANT—Lama and Vassalotti for McNulty Funeral Home, Incorporated, owner.

SUBJECT—Application May 25, 1979—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-2 district, the extension of an existing funeral establishment previously before the Board into an adjoining store.

PREMISES AFFECTED—3006/3010 Middletown Road, south side, 36.45 feet west of Hollywood Avenue, Block 5400, Lots 51 and 52, Borough of The Bronx. Community Board #10BX.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin; laid over to November 7, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1979, acting on Alt. Applic. #122/1979, reads:

"1. Proposed extension of a funeral establishment U.G. 7 located in a C1-1 district and previously approved by the Board of Standards and Appeals under Cal. No. 349-68-BZ, is contrary to Section 32-10 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Stanley M. Wolf, R.A. and Executive Director Alan D. Gershuny; and

WHEREAS, Community Board #10BX has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-27 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-27 of the Zoning Resolution, to permit in a C1-2 district, the extension of an existing funeral establishment, previously before the Board, into an adjoining store *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received May 28, 1979", 7 sheets, and "October 25, 1979", 2 sheets; and *on further condition* that the gates to the parking area be kept locked after business hours; that screening for the parking area be provided as required by Section 25-66 of the Zoning Resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned 1:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 7, 1979,
2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

154-79-A

APPLICANT—Alphonse J. Calvanico for Two Grand Avenue Associate, owner.

SUBJECT—Application February 13, 1979, appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Rye Avenue, southeast corner of Van Brunt Street, Block 5628, Lot 29, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: James Springstead.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1979, on N.B. Applic. #1756/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 29, 1979, acting on N.B. Applic. #1756/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that that building shall substantially conform to drawings marked received February 13, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

155-79-A

APPLICANT—Alphonse J. Calvanico for Two Grand Avenue Associates, owner.

SUBJECT—Application February 13, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 Van Brunt Street, east side, 40 feet south of Rye Avenue, Block 5628, Lot 30, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: James Springstead.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1979, on N.B. Applic. #1757/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

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WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John Walsh, P.E. and Commissioner John Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 29, 1979, acting on N.B. Applic. #1757/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire area same to be verified by the Department of Buildings; that the volume of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received February 13, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

557-79-A

APPLICANT—Alphonse J. Calvanico for Rene Spinetta, owner.

SUBJECT—Application May 8, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—459 Sharrotts Road, north side, 319.97 feet west of Carlin Street, Block 7310, Lot 66, Princess Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: James Springstead.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 24, 1979, on N.B. Applic. #7/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is permitted are located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code of the City of New York."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E.

and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 24, 1979 acting on N.B. Applic. #7/79, Objection No. 1 A and B and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received "May 8, 1979", 3 sheets and that all laws, rules and regulations shall be complied with.

601-79-A

APPLICANT—Alphonse J. Calvanico for Mel Kling, owner.

SUBJECT—Application May 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—77 Lincoln Avenue, northeast corner of Lisbon Place, Block 3581, Lot 1, Grant City, Borough of Staten Island.

APPEARANCES—

For Applicant: James Springstead.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1979, on Alt. Applic. #26/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when a storm sewer into which discharge is feasible is located within 500 feet of the property is contrary to Section P110.2(b) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 4, 1979 acting on Alt. Applic. #26/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over entire lot area same to be verified by the Department of Buildings; under the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within

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the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "May 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

634-79-A

APPLICANT—T. J. Walocha for Bell and Howell Micro-film Products Division, owner.

SUBJECT—Application May 31, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Type 'N' Toner" in 1 qt. H.D. Polyethylene container not in compliance with the regulation of the Administrative Code.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 10, 1979, on Folder #122-4366 CM, reads:

"We regret to inform you that your application to register your product 'Type 'N' Toner' a Combustible Mixture with a flash point of 120°F (TOC) in containers as follows: 1 qt. H.D. Polyethylene with Bakelite w/heat sealable foil inserts is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated May 10, 1979 acting on Folder Number 122-4366 CM, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "May 31, 1979", 1 sheet and "October 26, 1979", 1 sheet, that the modification shall apply to "Type 'N' Toner" in one quart container only; and on further condition that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner: that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 634-79-A and that in all other respects all laws, rules and regulations applicable shall be complied with.

664-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Montella, owner.

SUBJECT—Application June 5, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—38 Weiner Street, west side, 50.00 feet north of Richmond Place, Block 7565, Lot 12, Richmond Valley, Borough of Staten Island.

APPEARANCES—

For Applicant: James Springstead.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1979, on N.B. Applic. #941/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 24, 1979, acting on N.B. Applic. #941/79, Objection No. 1 A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways, and that the building shall substantially comply with drawings marked received "June 5, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

696-79-A

APPLICANT—Larry Meltzer for Vulcan Fuel Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Fire Commissioner re- proposed oversized tank truck with identification #S-13314.

APPEARANCES—

For Applicant: Ronald Ogur.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated June 8, 1979, on Oversized Tank Truck Identification #S-13314, reads:

"Your letter of May 30, 1979 with drawing and specifications is acknowledged.

Please be advised that your request to use the above captioned vehicle for picking up fuel oils in New York City and transporting the product to the Nassau County line is denied for the following reasons:

1. The capacity of the tanks exceed the lawful limits as per Section 4 of the 'Specifications of the Fire Dept.' relating to fuel oil tank trucks.

2. The capacity of the compartments exceed

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the lawful limits for #2 fuel oil as specified in Section 4 of 'the Specification of the Fire Dept.' relating to #2 fuel oil."

and

WHEREAS, the drawing was reviewed by the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated June 8, 1979, Objection Nos. 1 and 2 be and it hereby is *modified* and the appeal be and it hereby is *granted* for a term of 5 years, on condition that the specifications of the ICC be complied with, *on condition* that the vehicle, identification number S-13314 with a shell capacity of 8,358 gallons, carry the serial number and capacity cited in this resolution and the seal of approval of the ICC and that they traverse the City of New York only along routes approved by the Fire Commissioner; and that the vehicle conform to one drawing filed June 14, 1979; and *on further condition* that in all other respects all applicable laws, rules and regulations shall be complied with.

706-79-A

APPLICANT—McGee and Morsellino for Raymond F. Esposito, owner, Save Way Flushing, lessee.

SUBJECT—Application June 18, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service Gas Station is contrary to Section.

PREMISES AFFECTED—56-01 Main Street, southeast corner of 56th Avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated May 29, 1979, on F.D. Account #E431200, reads:

"Please be advised that self-service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the aforementioned conversion is denied."

and

WHEREAS, a letter of the Fire Commissioner reads "Please be advised that self-service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the aforementioned conversion is denied", and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the Appeal be granted under certain conditions; and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the fuel dispensing devices, consoles, and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Fire Commissioner dated May 29, 1979 be and it hereby is *modified* and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of

Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking", "Stop Your Engine", "It Is Unlawful to Dispense Gasoline Into Portable Containers" and "The Dispensing of Gasoline Shall be by a Person Holding a Valid Drivers License or a Person 18 years of age or older" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the suppression system be arranged in a manner so as to cover an area around each pump encompassed by a circle having a radius equal to the maximum extendable length of the hose and nozzle of said pump; (8) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (9) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in a proper operating condition at all time; (10) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (11) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (12) that all dispensing nozzles are the automatic closing type without hold open latches; (13) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (14) that the dispensing areas shall, at all times, be well lit for complete visual control; (15) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; (16) that all of the conditions set forth in this resolution shall be conspicuously posted in the attendant's booth; (17) that there be no servicing or repair of motor vehicles on the premises; *on further condition* that the building, equipment, devices and control shall substantially conform to drawings, marked received "June 18, 1979", 4 sheets and that all laws, rules and regulations shall be complied with.

869-79-A

APPLICANT—Lauria Associates for A.K.R. Trucking and Excavating, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4288 Arthur Kill Road, East side, 281.41 feet south of Sharrotts Road, Block 7328, Lot 240, Borough of Staten Island.

APPEARANCES—

For Applicant: E. D. Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 25, 1979, on N.B. Applic. #1721/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

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A. No C. of O. can be issued as per Article 3 Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal to be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 25, 1979 acting on N.B. Applic. #1721/78, Objection No. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas; and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 26, 1979", 1 sheet and "October 9, 1979", 1 sheet and that all laws, rules and regulations shall be complied with.

910-79-A

APPLICANT—East Bayside Homeowners Association, Incorporation, for Madhu N. Goradia, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Borough Superintendent, re-proposed School Building.

PREMISES AFFECTED—221-21 Corbett Road, north side, 566 feet north of 37th Avenue, Block 6185, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Vincent F. Nicolosi.

For Opposition: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta, Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, the letter of the Borough Superintendent, dated August 6, 1979, on N.B. Applic. #60/78, reads:

"1. I received a letter from James Mullaney, Assistant Corporation Counsel, dated June 7, 1979. The last paragraph reads as follows:

'Enclosed herewith are copies of the memorandum decision of Justice Dufficy, and her judgment signed on June 5, 1979 which vacated the temporary stay that stayed you from issuing a building permit.'

2. An 'all operations' permit #1519/79 was issued July 3, 1979 to—Goradia Construction Corp., 7-28 Point Crescent, Malba, N.Y. 11357"

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. and

WHEREAS, the determination of this case is limited to an interpretation of the Zoning Resolution; and the merits as to whether a school is appropriate cannot be considered; and

WHEREAS, schools are a permitted use listed under Section 22-13 of the Zoning Resolution which is a subsection of Section 22-10 "Uses Permitted as of Right"; that there are no required findings to be made in order for the Building Department to approve an application for such use in all residence districts; and

WHEREAS, "schools" are defined in Section 12-10 of the Zoning Resolution and such use must comply with the requirements of the Zoning Resolution; and the owner has indicated that the approved use will comply with that definition; therefore be it

Resolved, that the decision of the Building Department in issuing a permit is hereby upheld and the appeal be and it hereby is *denied*.

990-79-A

APPLICANT—Leonard F. Rothkrug for V-Way Realty Associates, owner.

SUBJECT—Application August 31, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—144-30 157th Street, 144-23 156th Street, west side, 95 feet north of 145th Avenue, Block 15009, Lot 6, Springfield Gardens, Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

For Applicant: Leonard F. Rothkrug.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1979, on N.B. Applic. #161/79, reads:

"1. The proposed 100% on-site drainage of storm water is contrary to Sec. P110.2(c) of Local Law 7-1974."

and

WHEREAS, the Board has determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 31, 1979 acting on N.B. Applic. #161/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry

MINUTES

wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 31, 1979", 1 sheet and that all laws, rules and regulations shall be complied with.

1086-79-A

APPLICANT—Dominick Salvati and Son for Bruce Mailman, owner.

SUBJECT—Application October 4, 1979—appeal for interpretation from a decision of the Borough Superintendent re- Sections 12-10 and 52-22 of the Zoning Resolution.

PREMISES AFFECTED—105 Second Avenue, west side, 25 feet north of 6th Street, Block 462, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Anthony M. Salvati, Ronald U. Noll and Bruce Mailman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 2, 1979, on Alt. Applic. #924/79, reads:

"1. Proposed structural alteration exceeds definition of 'incidental alterations' Sec. 12-10 Z.R. Such structural alteration is contrary to Sec. 52-22 Z.R."

and

WHEREAS, the alterations proposed are deemed by this Board as being minor in nature in that approximately 10 percent of the floor area is being altered with a net reduction in the total floor area of the building, therefore be it

Resolved, that the decision of the Borough Superintendent, dated October 2, 1979, acting on Alt. Applic. #924/79, Objection No. 1, be and it hereby is *modified* and that the proposed alteration to the subject premises is hereby considered an incidental alteration as per Section 52-01 of the Zoning Resolution.

161-79-A

APPLICANT—Borough Superintendent Department of Buildings, Max Donner, owner, R. Ferrara, Lessee.

SUBJECT—Application February 8, 1979—Revocation of Certificates of Occupancy #21877-57 and #23566-58.

PREMISES AFFECTED—1777 East Gun Hill Road, northeast corner of Bushnell Avenue, Block 4806, Lot 38-42, Borough of Bronx.

APPEARANCES—

For Applicant: Sid Davidoff.

Application adjourned without date at the request of the applicant; to be heard in conjunction with 1172-79-BZ on the 10:00 A.M. calendar.

363-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application April 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as Simonz Shines Like The Sun Liquid Car Wax in plastic squeeze bottle not in compliance with regulation of the Administrative Code of New York.

APPEARANCES—

For Applicant: Clara G. Stewart and W. G. Whitehead.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision; hearing closed.

513-79-A

APPLICANT—Leonard F. Rothkrug for The Turn Verein In The City of New York, owner. Private Cabarets Incorporated, lessee.

SUBJECT—Application April 27, 1979—appeal from a decision of the Borough Superintendent, re- Interpretative from the wrongful decision of the Department of Buildings dated April 6, 1979.

PREMISES AFFECTED—1251/59 Lexington Avenue, 146/52 East 85th Street, southeast corner of Lexington Avenue and East 85th Street, Block 1513, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: I. Fruchtman, Comm. Dept. of Bldg., I. E. Minkin, Dep. Comm. Dept. of Bldg.

Motion to reopen the prior decision based upon the submission of substantial new evidence pursuant to Article IV, Section 4 of the Rules of Procedure of the Board of Standards and Appeals.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: Commissioner Walsh 1

Motion to set aside the decision of the Board adopted October 16, 1979.

THE VOTE TO SET ASIDE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: Commissioner Walsh 1

ACTION OF BOARD—Laid over to December 13, 1979, at 10 A.M., for special hearing.

553-79-A

APPLICANT—William E. Cratty for Intercontinental Lubricants Corporation, owner.

SUBJECT—Application May 8, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as Old New England Lamp Oil in plastic bottle, not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Charles Farnham.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision; hearing closed.

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566-79-A

APPLICANT—Leonard F. Rothkrug for Cast Dur Realty Company also known as Jet Sand And Stone Corporation, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Department of Ports and Terminals re- Storage of Asphalt.

PREMISES AFFECTED—38-05 College Point Boulevard, south side, 22.63 feet, east of Whitestone Expressway, Block 4942, Lot 57, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision; hearing closed.

572-79-A

APPLICANT—McGee and Morsellino for Bessie Reichman, owner. Save Way Astoria Incorporated, Long-term, lessee.

SUBJECT—Application May 16, 1979—appeal from a decision of the Fire Commissioner, re- proposed conversion to Self Service gasoline station is Contrary to Sec. 19-73-0-b2 of the Administrative Code.

PREMISES AFFECTED—38-01 21st Street, southwest corner of 38th Avenue, Block 471, Lot 734, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—decision deferred to November 20, 1979, at 2 P.M., hearing closed.

633-79-A

APPLICANT—Martyn and Don Weston for John P. Cannon, owner.

SUBJECT—Application May 31, 1979—appeal from a decision of the Borough Superintendent, re- egress.

PREMISES AFFECTED—17-19 Richards Street, northeast corner of Seabring Street, Block 505, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Don Weston.

For Administration: Samuel Roberts, Dept. of Buildings.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

668-79-A

APPLICANT—Wechsler-Grasso-Menziuso for 23rd Street, Loft Corporation, owner.

SUBJECT—Application June 7, 1979—appeal from a decision of the Borough Superintendent re- Rear yard, ventilation, egress.

PREMISES AFFECTED—241-243 West 23rd Street, north side, 385.0 feet west of 7th Avenue, Block 773, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: A. Menziuso and Carol J. Ott.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

670-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—130 Delmar Avenue, southwest corner of Stafford Avenue, Block 6317, Lot 28, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: James Springstead.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

671-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Delmar Avenue, west side, 40 feet south of Stafford Avenue, Block 6317, Lot 30, Huguenot, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

672-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Delmar Avenue, west side, 80 feet north of Sinclair Avenue, Block 6317, Lot 31, Huguenot, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

673-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

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SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).
PREMISES AFFECTED—142 Delmar Avenue, west side, 40 feet north of Sinclair Avenue, Block 6317, Lot 34, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

674-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.
SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).
PREMISES AFFECTED—146 Delmar Avenue, northwest corner of Sinclair Avenue, Block 6317, Lot 37, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

675-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.
SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).
PREMISES AFFECTED—432 Stafford Avenue, south side, 100 feet west of Delmar Avenue, Block 6317, Lot 25, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

676-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mellozzi, owner.
SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).
PREMISES AFFECTED—436 Stafford Avenue, south side, 140 feet west of Delmar Avenue, Block 6317, Lot 23, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

677-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mellozzi, owner.
SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).
PREMISES AFFECTED—440 Stafford Avenue, south side, 180 feet west of Delmar Avenue, Block 6317, Lot 20, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

678-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mellozzi, owner.
SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—444 Stafford Avenue, south side, 220.00 feet west of Delmar Avenue, Block 6317, Lot 19, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

679-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mellozzi, owner.
SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—448 Stafford Avenue, south side, 420.00 feet east of Nippon Avenue, Block 6317, Lot 17, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

680-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mellozzi, owner.
SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—452 Stafford Avenue, south side, 380.00 feet east of Nippon Avenue, Block 6317, Lot 15, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

MINUTES

681-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mellozzi, owner.

SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—464 Stafford Avenue, south side, 260.00 feet east of Nippon Avenue, Block 6317, Lot 9, Huguenot, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

682-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mellozzi, owner.

SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—480 Stafford Avenue, south side, 100.00 feet east of Nippon Avenue, Block 6317, Lot 1, Huguenot, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

762-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for The Church Charity Foundation of Long Island, owner.

SUBJECT—Application July 2, 1979—for Modification of Certificate of Occupancy #211766, re- sprinkler system.

PREMISES AFFECTED—480 Herkimer Street, south side, 300 feet west of Albany Avenue, Block 1705, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.
For Opposition: George Santos and Thos. Garvey.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

821-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for Modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of Bronx.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.
For Opposition: Sheldon Lobel.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for hearing.

1000-79-A

APPLICANT—Jerome L. Grushkin for Benjamin Bolling, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—724 Colifield Avenue, east side, 90 feet south of Westwood Avenue, Block 794, Lot 71, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralpa Giordano.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

1076-79-A

APPLICANT—Edward Lauria for El-Rich Construction Corporation, owner.

SUBJECT—Application September 25, 1979—appeal from a decision of the Borough Superintendent re- Interpretation of Section 23-47 of the Zoning Resolution.

PREMISES AFFECTED—2974, 2984, 2982, 2980, 2978 and 2976 Hylan Boulevard, northeast corner of Guyon Avenue, Block 4018, Lot 12, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to November 13, 1979, at 2 P.M., for decision, hearing closed.

Adjourned: 5:05 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION

The resolution adopted October 2, 1979 under Calendar Number 440-39-SM and printed in Bulletin No. 40, Volume LXIV, is hereby corrected to read as follows:

440-39-SM

APPLICANT—Flintkote Company, Building Materials Manufacturing Division, owner.

SUBJECT—To include additional roofing material.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

WHEREAS, the report of a Committee on Test reads:

440-39-SM: Amendment to resolution to include additional roofing material.

The Flintkote Company, Building Materials Manufacturing Division, Irving, Texas, requested that the resolution adopted May 23, 1939 and amended through January 25, 1977 under Calendar Number 440-39-SM be reopened and amended to include an additional roofing material.

PROPOSED USE: Roofing material.

DESCRIPTION: The material is Rex Flintkote Roofing No. 65. The core is dry felt, with a minimum weight of 10 pounds per 100 square feet. It is coated and surfaced with *fine mineral matter* [talc and mica] on both sides. The finished weight is a minimum of 46.3 pounds per 100 square feet.

INSPECTION AND TEST: The roofing material has been tested and approved by Underwriters' Laboratories (File R1190).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 23, 1939 and amended through January 25, 1977 under Calendar Number 440-39-SM be reopened and amended to include an additional roofing material, Rex Flintkote Roofing No. 65, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 440-39-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

Matter in *italics* is being added.

Matter in [brackets] is being deleted.

Abstract

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., *Chairman*

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RICHARD B. ATWELL, *Deputy Director*

FRANCES M. WALDRON, *Secretary*

DARRELL L. GAVRIN, J.D., *Counsel*

AVRIL H. LATHAM, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

ORDER TO SHOW CAUSE, AFFIDAVIT AND VERIFIED PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On November 14, 1979, an Order to Show Cause, Affidavit and Verified Petition was served on the Board by Vincent F. Nicolosi, attorney for the petitioners, East Bayside Homeowners Association, Inc. et al, seeking a review of the Board's granting of the application on November 7, 1979, based on an appeal from a decision of the Borough Superintendent, re- proposed School Building. Calendar Number 910-79-A, premises affected, 221-21 Corbett Road, north side, 566 feet north of 37th Avenue, Block 6185, Lot 1, Bayside, Borough of Queens.

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Order to Show Cause, Affidavit and Verified Petition
Served on the Board of Standards and Appeals.

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Notice of Hearing of Calendar.

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ber 13, 1979, Affecting Calendar Numbers—

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ber 15, 1979, Affecting Calendar Number—

543-78-A

CALENDAR

DOCKET

New Cases Filed up to November 13, 1979

Cal. No. **Dept.** **Premises Affected**
1173-79-A—F.D.—319-335 Seventh Avenue, 155 West 38th; 154 West 29th Street, Block 804, Lots 1-8, 72-76, Borough of Manhattan. re- request of October 3rd, 1979 for a Quick Response Elevator Service at the above premises is hereby denied by Fire Department.

1174-79-A—B.S.I.—79 Storer Avenue, south side, 101.44 feet east of Muriel Avenue, Block 7311, Lot 7, Charleston, Borough of Staten Island. NB #744/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1175-79-BZ—B.M.—1-5 Bond Street, southeast corner of Shinebone Alley Street, Block 529, Lot 10, Borough of Manhattan. Community Board #2M. re- proposed conversion of building for artists, is Contrary to Sections 42-14ZR. Alt. 1118/79.

1176-79-A—B.M.—1-5 Bond Street, south side, 75 feet west of Lafayette Street, Block 529, Lot 10, Borough of Manhattan. Alt. 1118/79. re- proposed building C1.3 nfp construction which exceeds 85 feet in height is Contrary to Sec. 277 (2) of Multiple Dwelling Law.

1177-79-A—B.B.—237-39 Smith Street, east side, 20 feet north of Douglass Street, Block 409, Lots 2 and 3, Borough of Brooklyn. N.B. #173/78. re- Proposed omission of a sprinkler system from a proposed building in occupancy group B-1 exceeding 1,000 sq. ft. in floor area is Contrary to Section C-26-1703.1 (c) of the Administrative Code.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

DECEMBER 18, 1979, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, December 18, 1979, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

909-52-BZ

APPLICANT—Ingram S. Carner for Rosenberg Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 24, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f and 7h of the Zoning Resolution, permitting in a retail use district, the maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories and office and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica Avenue and 94-04 199th Street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens. Community Board #12Q.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum for Madison Company, owner; Marvin B. Tepper and Arnold J. Rabinor, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires November 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan.

335-59-BZ

APPLICANT—Lama and Vassalotti for Salvatore Reale, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of a lot to be used for storage and sale of used cars with an accessory office building.

PREMISES AFFECTED—315-321 Nicholas Avenue, 3485-3495 Atlantic Avenue, northeast corner, Block 4151, Lot 1, Borough of Brooklyn. Community Board #5BK.

871-67-A

APPLICANT—Arthur C. Kellman for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—reopening to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator to be kept in readiness; previously revoked.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

562-63-A

APPLICANT—Arthur C. Kellman for Pen Plaza South Associates, owners.

SUBJECT—Application for consideration—to reopen to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator; previously revoked.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

100-68-BZ

APPLICANT—Milton Feldman for EDO Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Deputy Commissioner of Marine and Aviation; previously granted on condition under Section 73-29 of the Zoning Resolution, permitting in an M2-1 district in an existing one story mechanical testing laboratory, the storage of Class IV material.

PREMISES AFFECTED—109-20 14th Avenue, south side, 100 feet west of 110th Street, Block 4044, Lot 6 (part of), College Point, Borough of Queens.

734-72-BZ

APPLICANT—Nicholas J. Salvadeo for Guido Passarelli, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-1 and R3-2 district, on a plot previously before the Board, in conjunction with the erection of a two story commercial building, the reduction in the number of accessory parking spaces and located in the residence district.

PREMISES AFFECTED—1600 Hylan Boulevard, southeast corner of Raritan Avenue, Block 3372, Lots 1 and 22, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

524-76-BZ

APPLICANT—Edward Lauria for Christian Beetschen, owner; Victory Van Lines, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of June 9, 1976—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in conjunction with an existing furniture warehouse, the enlargement in lot area and the use of open area for commercial vehicle storage.

PREMISES AFFECTED—69-71 St. Mary's Avenue, north side, 25 feet east of Tilson Place, Block 2846, Lot 237, Borough of Staten Island.

ZONING CASES

692-79-BZ

APPLICANT—Sheal Shapiro for Shapiro Lawn Associates, for Ironclad Artists, Incorporated, owner.

SUBJECT—Application June 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing six story building on a plot that exceeds the lot area limitation, the change in use from manufacturing into joint living/working quarters including the second floor.

PREMISES AFFECTED—134 Grand Street, northeast corner of Crosby Street, Block 473, Lot 51, Borough of Manhattan. Community Board #2M.

697-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

698-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island.

699-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

700-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island.

701-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

702-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island.

882-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

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Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1564 57th Street, south side, 156 feet west of 16th Avenue, Block 5496, Lot 133, Borough of Brooklyn. Community Board #12BK.

883-79-BZ

APPLICANT—Louis Lieberman for Mondel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1556-57th Street, south side, 208 feet west of 16th Avenue, Block 5496, Lot 30, Borough of Brooklyn. Community Board #12BK.

884-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1560-57th Street, south side, 188 feet west of 16th Avenue, Block 5496, Lot 31, Borough of Brooklyn. Community Board #12BK.

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

960-79-BZ

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148, 14149, Howard Beach, Borough of Queens. Community Board #10Q.

961-79-A

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed building in the bed of a mapped street.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner 156th Avenue, Blocks 14148, 14149, Lot 1, Howard Beach, Queens.

981-79-BZ

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn. Community Board #1BK.

982-79-A

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed extension exceeds by more than 25% the area which dwelling has or any floor at the time of conversion of Multiple Dwelling Law.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

DECEMBER 18, 1979, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, December 18, 1979, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

820-79-A

APPLICANT—Millard Bresin for Amoco Oil Company, lessee.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-C-B-2 of the Fire Prevention Code City of New York.

PREMISES AFFECTED—401/423 East 80th Street, northwest corner of Foster Avenue, Block 7918, Lots 1, 76, Borough of Brooklyn.

823-79-A

APPLICANT—Charles A. Magrino for John Drago, owner, Emmino Brothers Salvage, Incorporated, lessee.

SUBJECT—Application July 24, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—50 Johnson Street, west side, 452.22 feet north of Arthur Kill Road, Block 7207, Lot 239, Port Socony, Borough of Staten Island.

954-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—84 Reading Avenue, south side, 220 feet west of Wainwright Avenue, Block 5643, Lot 111, Eltingville, Borough of Staten Island.

955-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—671 Leverett Avenue, north side, 160 feet west of Richmond Avenue, Block 5609, Lot 15, Eltingville, Borough of Staten Island.

956-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—677 Leverett Avenue, north side, 240 feet east of Wainwright Avenue, Block 5609, Lot 20, Eltingville, Staten Island.

957-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of stormwater (Local Law #7).

PREMISES AFFECTED—683 Leverett Avenue, north side, 180 feet east of Wainwright Avenue, Block 5609, Lot 22, Eltingville, Borough of Staten Island.

958-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—695 Leverett Avenue, north side, 50 feet east of Wainwright Avenue, Block 5609, Lot 28, Eltingville, Borough of Staten Island.

959-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—701 Leverett Avenue, northeast side corner of Wainwright Avenue, Block 5609, Lot 31, Eltingville, Borough of Staten Island.

1058-79-A

APPLICANT—ERC Technology Corporation, owner.

SUBJECT—Application September 18, 1979—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "CarFare" (6) six ounce high density polyethylene bottles with screw-on, high density needle tip spout container not in compliance with regulations of the Administrative Code of New York City.

821-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for Modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of Bronx.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 8, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 8, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

308-75-BZ

APPLICANT—Nicholas J. Salvadeo for George Spanos, owner.

SUBJECT—Application for consideration—to withdraw the application of October 4, 1979 to reopen and amend the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area of the first floor and a new second floor to the existing restaurant and the addition to the uses to include cabaret.

PREMISES AFFECTED—231-10 Northern Boulevard, southwest corner of 232nd Street, Block 8164, Lot 30, Douglaston, Borough of Queens.

314-78-BZ

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.

315-78-A

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan.

423-73-BZ

APPLICANT—Thomas P. Crinnion for Avenue Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired November 20, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-8

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district in an existing 20 story mixed building, the addition to the uses of the first floor restaurant to include cabaret.

PREMISES AFFECTED—1189-1199 First Avenue and 352 East 65th Street, southwest corner, Block 1439, Lot 30, Borough of Manhattan. Community Board #8M.

698-74-BZ

APPLICANT—Frederick A. Ketcher for Government of the Republic of the Philippines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 18, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-01(b) of the Zoning Resolution, permitting in an existing seven story foreign government structure, the addition to the restaurant use to include cabaret.

PREMISES AFFECTED—556 Fifth Avenue, west side, 25.5 feet south of West 46th Street, Block 1261, Lot 39, Borough of Manhattan. Community Board #5M.

530-64-BZ

APPLICANT—Neil Robert Berzak for Irving Teplitsky, executor for Estate of Max and Rebecca Teplitsky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 6, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area and extension of the uses of an existing golf driving range, office, restaurant and miniature golf course to include a baseball batting cage and additional golf tees.

PREMISES AFFECTED—231-05 to 234-05 Northern Boulevard, northeast corner of 231st Street, Block 8084, Lot 71, Block 8086, Lot 1, Block 8087, Lot 1, Block 8088, Lot 1, Block 8092, Lot 127, Block 8099, Lot 147, Douglaston, Borough of Queens. Community Board #11Q.

ZONING CASES

703-79-BZ

APPLICANT—Allen B. Terjesen for Julius Tantleff, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—2520 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I.

733-79-BZ

APPLICANT—Maurice Intrator for Narrowbacks Incorporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, in an existing three story building, the extension of the existing restaurant area on the first floor into a portion of the second floor.

PREMISES AFFECTED—345 Second Avenue, northwest corner of East 20th Street, Block 901, Lot 26, Borough of Manhattan. Community Board #6M.

735-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251 58th Street, north side, 290 feet west of 13th Avenue, Block 5697, Lot 57, Borough of Brooklyn. Community Board #12BK.

736-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251A 58th Street, north side, 260 feet west of 13th Avenue, Block 5697, Lot 56, Borough of Brooklyn. Community Board #12BK.

760-79-BZ

APPLICANT—Weiss and Campise for Mario and Lydia Mastrocoia, owner.

SUBJECT—Application June 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a corner lot, the erection of a two family dwelling that encroaches on one of the required front yards.

PREMISES AFFECTED—1664 Yates Avenue, southeast corner of Van Nest Avenue, Block 4112, Lot 2, Borough of The Bronx. Community Board #11BX.

1030-79-BZ

APPLICANT—Dominick Salvatio and Son for Deborah S. Moore and Richard McGrath, owner.

SUBJECT—Application September 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on an existing four story and basement multiple dwelling, the construction of rear balconies that are not permitted obstruction within the open space.

PREMISES AFFECTED—162 Columbia Heights, west side, 920 feet north of Remsen Street, Block 208, Lot 337, Borough of Brooklyn. Community Board #2BK.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 8, 1980

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 8, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

784-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 Aspinwall Street, east side, 94 feet north of Hylan Boulevard, Block 7926, Lot 62, Tottenville, Borough of Staten Island.

785-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed

CALENDAR

building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—147 Aspinwall Street, east side, 154 feet north of Hylan Boulevard, Block 7926, Lot 67, Tottenville, Borough of Staten Island.

786-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—176 Carteret Street, west side, 75 feet north of Hylan Boulevard, Block 7926, Lot 49, Tottenville, Staten Island.

787-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—168 Carteret Street, west side, 150 feet north of Hylan Boulevard, Block 7926, Lot 47, Tottenville, Borough of Staten Island.

788-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—162 Carteret Street, west side, 225 feet north of Hylan Boulevard, Block 7926, Lot 41, Tottenville, Borough of Staten Island.

1052-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.

SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—37 Valdemar Avenue, north side, 162.05 feet east of Queensdale Street, Block 6857, Lot 31, Huguenot, Borough of Staten Island.

1053-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.

SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—51 Valdemar Avenue, northeast corner of Queensdale Street, Block 6857, Lot 1, Huguenot, Borough of Staten Island.

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—W.L.P. Realty Corporation.

SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.

PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 13, 1979, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf.

Absent: Commissioner Walsh.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 30, 1979, were approved as printed in the Bulletin of November 8, 1979, Volume 64 Number 44.

557-77-A

APPLICANT—Dominick Salvati and Son for Pan Am Motor Inn, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner—for Modification of Certificate of Occupancy #Q160047 re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—79-10 Queens Boulevard, south side, 80 feet east of Hillyer Street, Block 2453, Lot 40, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application Reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 14, 1978, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 14, 1978 by adding thereto:

"to permit the installation of electrical raceway in lieu of the rigid conduit as required, substantially as shown on revised drawings of existing conditions marked 'Received October 29, 1979'—five sheets; *on condition* that the voltage in wires within the raceway shall not exceed 30 volts; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Folder No. 58963.01)

672-65-BZ

APPLICANT—122 East 38th Street Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 22, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the change in use of an existing five story building from one family dwelling and office to offices throughout.

PREMISES AFFECTED—122 East 38th Street, south side, 139 feet west of Lexington Avenue, Block 893, Lot 78, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Donald Richenthal.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, Community Board #6M was notified by the applicant on September 10, 1979 and no recommendation has been received; and

WHEREAS, this application was granted by the Board on March 22, 1966, on certain conditions;

WHEREAS, a public hearing was held on this application on November 13, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 22, 1966 as amended through February 2, 1971 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 99-65)

501-73-BZ

APPLICANT—Lauria Associates for Mort Williams, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired April 26, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building to be occupied as retail stores.

PREMISES AFFECTED—4215 Hylan Boulevard, west side, 45.15 feet north of Robinson Avenue, Block 5286, Lot 39, Great Kills, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to obtain a Certificate of Occupancy.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 5, 1974, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a Certificate of Occupancy.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on March 5, 1974 as amended through April 26, 1977 only as to the time to obtain a Certificate of Occupancy, so that as amended this portion of the resolution shall read:

"that a Certificate of Occupancy shall be obtained within six months from the date of this amended resolution." (N.B. 1303-73)

864-77-BZ

APPLICANT—Robert E. Lawless for Henry Bialer, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 9, 1979—decision of the Borough

MINUTES

Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 and R6 district, on a plot previously before the Board, the change in use of an existing one story building from stores into an automobile showroom with accessory open and enclosed sales.

PREMISES AFFECTED—141-40 Northern Boulevard, south side, 101.72 feet west of Parsons Boulevard, Block 5012, Lots 37, 41 and 43, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Basil Gajdycz.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 6, 1978 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 6, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 354-77)

282-78-BZ

APPLICANT—McGee and Morsellino for Kohlsmier Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-1 district, the conversion of an existing five story and penthouse factory structure into a multiple dwelling.

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1978, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 11, 1978 as amended through June 5, 1979 by adding thereto:

"to permit the erection and maintenance of a recreational area on the roof in lieu of the two penthouse apartments as previously required, substantially as shown on revised drawing of proposed conditions marked 'Received October 15, 1979'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 216-78)

501-79-BZ

APPLICANT—Harry Soled for Elemer Gluck, owner.

SUBJECT—Application for consideration—to withdraw the application of April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story and basement objection to an existing dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—127 Penn Street, north side, 259.3 feet east of Bedford Avenue, Block 2211, Lot 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

502-79-A

APPLICANT—Harry Soled for Elemer Gluck, owner.

SUBJECT—Application for consideration—to withdraw the application of April 24, 1979—appeal from a decision of the Borough Superintendent re-proposed two story enlargement at basement and first floor—Multiple Dwelling Law.

PREMISES AFFECTED—127 Penn Street, north side, 259.3 feet east of Bedford Avenue, Block 2211, Lot 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

542-79-BZ

APPLICANT—Harry Soled for Chaim Rister, owner.

SUBJECT—Application for consideration—to withdraw the application of May 3, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story enlargement to a two family dwelling that creates non-compliance in floor area ratio, open space ratio, and encroachment into the front and side yards.

PREMISES AFFECTED—727 Avenue M, northwest corner of East 8th Street, Block 6543, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

MINUTES

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

750-78-A

APPLICANT—Nevada Towers Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy; previously granted on condition.

PREMISES AFFECTED—2021-2035 Broadway, 201-215 Amsterdam Avenue, northwest corner of West 69th Street, Block 1141, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Scott Mollen.

For Opposition: E. Pajor.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

632-19-BZ—Vol. III

APPLICANT—Henry M. Garsson for Metromedia, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, in an existing four story building, the change in occupancy from public garage to studios, offices and storage incidental to radio and television broadcasting with accessory garage.

PREMISES AFFECTED—215-217 East 67th Street, north side, 275 feet east of Third Avenue, Block 1422, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry M. Garsson

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

704-53-BZ

APPLICANT—Charles M. Spindler Associates for Ella Mandelbaum, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 23, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs and office, and permitting the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—145-55 New York Boulevard and 145-55 to 145-66 Farmers Boulevard, northeast corner, Block 13313, Lot 40, Jamaica, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: B. J. Amato.

For Opposition: Susan M. Noreika.

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Martin Gambel and Herbert Gallin.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

530-64-BZ

APPLICANT—Neil Robert Berzak for Irving Teplitsky, executor for Estate of Max and Rebecca Teplitsky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 6, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area and extension of the uses of an existing golf driving range, office, restaurant and miniature golf course to include a baseball batting cage and additional golf tees.

PREMISES AFFECTED—231-05 to 234-05 Northern Boulevard, northeast corner of 231st Street, Block 8084, Lot 71, Block 8086, Lot 1, Block 8087, Lot 1, Block 8088, Lot 1, Block 8092, Lot 127, Block 8099, Lot 147, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Neil Robert Berzak.

For Opposition: Virginia Dent and Helen Philbin, Community Board #11.

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

67-79-BZ

APPLICANT—Sheldon Lobel for International Properties Partnership, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing ten story commercial structure into a multiple dwelling.

PREMISES AFFECTED—80-92 Varick Street, 4 Grand Street, northeast corner, Block 477, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel, Jules Demchick and Doris Diether, Community Board #2M.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

MINUTES

372-79-BZ

APPLICANT—Joseph Pell Lombardi for 43-45 East 19th Street Association, owner.

SUBJECT—Application April 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—43 East 19th Street, north side, 125 feet west of Park Avenue South, Block 848, Lot 30, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision, hearing closed.

543-79-BZ

APPLICANT—Regi Goldberg for Leonard Meyerson—S and M Martin, owner.

SUBJECT—Application May 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing four story and basement commercial structure into a Multiple Dwelling.

PREMISES AFFECTED—28 East 21st Street, south side, 360 feet west of Park Avenue South, Block 849, Lot 57, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Regi Goldberg.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for decision, hearing closed.

549-79-BZ

APPLICANT—Joseph Pell Lombardi for G-T Properties Associates, owner.

SUBJECT—Application May 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit, in a C5-5 district, in an existing 33 story structure, the conversion of the third through thirty third floors into apartments that creates non-compliance in lot area per room.

PREMISES AFFECTED—55 Liberty Street, northwest corner of Nassau Street, Block 64, Lot 8, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

For Opposition: None.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

575-79-BZ

APPLICANT—Harry Soled for Michael Gervis, owner.

SUBJECT—Application May 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zon-

ing Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front and rear yards and with balconies within the required side yard.

PREMISES AFFECTED—1711 55th Street, north side, 77 feet East of 17th Avenue, Block 5486, Lot 72, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision, hearing closed.

1163-79-A

APPLICANT—Harry Soled for Michael Gervis, owner.

SUBJECT—Application November 5, 1979—appeal from a decision of the Borough Superintendent re- rear yard and side yard contrary to the Multiple Dwelling Law.

PREMISES AFFECTED—1711 55th Street, north side, 77 feet east of 17th Avenue, Block 5486, Lot 72, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision, hearing closed.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Doris Diether, Community Board #2M, Peter Franzese, P.E., George Harris, Jon Michael Schwaring, A.I.A., and Stephen L. Wobioc.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for decision, hearing closed.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- Proposed cellar apartment without light and air, contrary to D26-34 03(b) to Section 216 of Multiple Dwelling Law.

MINUTES

PREMISES AFFECTED—695-7 Washington Street, east side 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for decision, hearing closed.

764-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent Under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the construction of a penthouse enlargement to existing eight story building and the conversion from manufacturing and commercial occupancy into a multiple dwelling that has less than the required distance between window and lot lines.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: John Zuccotti and Paul D. Selver.
For Opposition: Doris Diether, C.B. #2M. and Michael Mahonec.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

765-79-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 20, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

804-79-BZ

APPLICANT—H. M. Cole for Manhattan Eye, Ear and Throat Hospital, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, Under Sections 72-21, 73-64 and 73-641 of the Zoning Resolution, to permit in an R7 district, the erection of an eight story hospital addition that penetrates the sky exposure plane, exceeds the permitted lot coverage and encroaches on the required rear yard.

PREMISES AFFECTED—222-32 East 64th Street, south side, 180 feet west of Second Avenue, Block 1418, Lot 32, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: H. M. Cole, Thurston H. Lone, Richard J. Olds, William S. Renchard and Bernard M. Deschler.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for decision, hearing closed.

928-79-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application August 17, 1979—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C2-2 district, the erection of a one story enlargement to an existing automobile service station with accessory uses previously before the Board.

PREMISES AFFECTED—71-05 Myrtle Avenue, a/k/a 72-04/72-14 and 71-02/22 Cooper Avenue northwest corner of 71st Place, Block 3692, Lot 1, Glendale, Borough of Queens. Community #5Q.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for decision, hearing closed.

998-79-BZ

APPLICANT—Sheldon Lobel for Gold Street Properties, owner, Apple Health and Sports Club Ltd., Lessee.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, Under Section 73-36 of the Zoning Resolution, to permit in a C6-4 district, in conjunction with the rehabilitation of a seven story commercial building into a mixed building the use of the sub-cellar mezzanine level into a physical culture establishment.

PREMISES AFFECTED—82-88 Fulton Street, 33-43 Gold Street, northeast corner, Block 77, Lot 24 and 25, Borough of Manhattan, Community Board #1M.

APPEARANCES—

For Applicant: Sheldon Lobel.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for decision, hearing closed.

129-79-BZ

APPLICANT—A. H. Salkowitz and Carl Heimberger or Daniel Rubin, owner.

SUBJECT—Application February 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing warehouse that increases the degree of non-conformity.

PREMISES AFFECTED—172-47 Baisley Boulevard, west side, 142.31 feet south of Merrill Street, Block 12390, Lot 121, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Carl Heimberger.
For Opposition: Nelson T. Gayle.

MINUTES

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Vice Chairman Agusta and Commissioner Wolf 2
Negative: Chairman Fossella, Commissioner Carroll and Commissioner Cincotta 3
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 26, 1979, after due notice by publication to the Bulletin; laid over to July 10, 1979; then to October 2, 1979; then to October 30, 1979; then to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1979, acting on Alt. Applic. #1162/1978, reads:

"1. Structural alterations to a building occupied by a non-conforming Use Group 16, located within a residential R3-2 zone, are contrary to Sections 22-00 and 52-22 Z.R.

2. As there are no bulk requirement for a commercial use within a residential zone, the applicant is referred to the B.S.A. for their determination."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta and Commissioner Harry M. Carroll and whereas, the owner has not substantiated that the size of the enlargement is necessary to afford minimum relief.

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding (e) under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated February 9, 1979 acting on Alt. Applic. #1162/1978 Objection No. 1 be and it hereby is affirmed and that *the application be and it hereby is denied*.

367-79-BZ

APPLICANT—Mok and Sonber for Edward Meegan, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story office building with accessory parking in the open area.

PREMISES AFFECTED—220-22 147th Avenue, southwest corner of Springfield Lane, Block 13434, Lot 91, Springfield Gardens, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Paul Mok.

For Opposition: Alvero J. Terry.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1979, after due notice by publication in the Bulletin; laid over to September 11, 1979; then to October 16, 1979; then to October 30, 1979; then to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 5, 1979, acting on N.B. Applic. #420/1978, reads:

"1. Proposed U.G. 6 in an R3-2 zone is contrary to Section 22-00 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

WHEREAS, the Brookfield Civic Association has recommended a conditional approval; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story office building with accessory parking in the open area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "April 17, 1979", 4 sheets and "November 8, 1979", 3 sheets and *on further condition* that this variance shall be limited to a term of 20 years; that trees be planted on both street frontages in accordance with Park Department rules and regulations; that two driveways be provided, one for entry and one for exit; that gates to the parking area be locked after business hours; that all laws, rules and regulations applicable be complied with.

368-79-A

APPLICANT—Mok and Sonber for Edward Meegan, owner.

SUBJECT—Application April 17, 1979—Appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—220-22 147th Avenue, southwest corner of Springfield Lane, Block 13434, Lot 91, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Paul Mok.

For Opposition: Alvero J. Terry.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 12, 1979, on N.B. Applic. #420/78, reads:

"1. Proposed storm drainage from subject premises, where no feasible connection to Storm or Combined Public Sewer is within 500 feet of property, is limited to 50% for On-Site disposal; the remainder shall be conveyed by building storm or combined sewers for disposal Off-Site, as per P 110.2 C-5."

and

WHEREAS, the premises had a site and neighborhood evaluation by a committee of the Board.

Resolved, that the order and decision of the Borough Superintendent, dated April 12, 1979, acting on N.B. Applic. #420/1978, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar 367-79-BZ and that all other laws, rules and regulations be complied with.

MINUTES

552-79-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Mary J. Lange, owner. Manoidis Enterprises, Contract Vendee.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 (SR) district, in conjunction with the erection of a one story restaurant, the expansion of the open accessory parking facility into the residence district.

PREMISES AFFECTED—9011 Third Avenue, east side, 58.1¼ feet south of 90th Street, Block 6081, Lots 3, 4, 6, 11, 13, 14 and 15, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1979, after due notice by publication in the Bulletin; laid over to September 25, 1979; then to October 9, 1979; then to October 30, 1979; then to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 1, 1979, acting on N.B. Applic. #41/1979, reads:

"1. Proposed accessory parking Use Group 6 in R-6 district of a lot is contrary to Section 22-00 of the Zoning Resolution.

2. Proposed vehicles entrance and exit for accessory parking Use Group 6, in R6 district of the lot is contrary to Section 22-00 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. and whereas, the plot is irregular in shape and size and divided by a district boundary separating a commercial and residential district, and whereas under Section 76-131, the normal depth for a C1-2 district is 150 feet and whereas, there are permitted uses that could generate greater vehicular traffic, and whereas the lot area within the residence district is irregular and cannot be developed to yield a reasonable return to the owner, and whereas the restaurant is a conforming use in a C1-2 district, and whereas, the City Planning Commission was not opposed and recommended certain conditions.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 (BR) district, in conjunction with the erection of a one story restaurant, the expansion of the accessory parking facility into the residence district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "May 8, 1979", 2 sheets and "October 5, 1979", 1 sheet and *on further condition* that the accessory parking be restricted to the C1-2 district between 12 midnight and 7

A.M.; that outdoor lighting be directed away from adjoining plots, that there shall be no curb cut on 90th Street; that trees be planted on both street frontages in accordance with Section 114-05 of the Zoning Resolution, that ingress and egress be restricted to one curb cut on Third Avenue; that screening be provided along all property lines as indicated on the plan filed herewith, that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that all laws, rules and regulations applicable be complied with.

569-79-BZ

APPLICANT—George Perotto for Edward Reiss, owner. Midas Realty Corporation Contract Vendee.

SUBJECT—Application May 15, 1979—decision of the Borough Superintendent, under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R5 district, the change in use of an existing automotive service station with accessory uses previously before the Board into an automobile repair and muffler installation establishment.

PREMISES AFFECTED—2706/2736 86th Street, southeast corner of West 11th Street, Block 7116, Lot 52, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: George Perotto, P.E.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin; laid over to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1979, acting on Alt. Applic. #325/1979, reads:

"1. Proposed change of use in an R-5 district from an automotive service station, use group 16, previously granted by the Board as a variance under Calendar No. 270-52-BZ under expired application and permit No. NB #286/52 to an automobile repair shop, use group 16, is not in conformity with the terms of the variance and is contrary to Section 22-00 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #13BK has recommended approval of this application;

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 11-413 and 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited and that the application be and it hereby is *granted* under Sections 11-413 and 72-21 of the Zoning Resolution, to permit in an R5 district, the change in use of an existing automotive service station with accessory uses previously before the Board into an automobile repair and muffler installation establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "May 15, 1979", 2 sheets, "October 1, 1979", 1 sheet

MINUTES

and "November 8, 1979", 2 sheets and *on further condition* that this variance be limited to a term of 15 years; that the installation services be restricted to auto supplies and parts sold on the premises; that the hours of operation be limited to 8 A.M. to 6 P.M., Monday through Saturday, closed on Sunday; that trees be planted on West 11th Street and 86th Street in accordance with Park Department rules and regulations; that all laws, rules and regulations applicable be complied with.

576-79-BZ

APPLICANT—Helen Walenciak for John and Helen Walenciak, owner.

SUBJECT—Application May 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a one story accessory garage for a dwelling that encroaches on the required front yard.

PREMISES AFFECTED—1330 Edison Avenue east side, 101.91 feet south of LaSalle Avenue, Block 5355, Lot 15, Borough of The Bronx. Community Board #10BX.

APPEARANCES—

For Applicant: Helen Walenciak.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin; laid over to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1979, acting on N.B. Applic. #190/1977, reads:

"1. Proposed construction of a two car garage within 18' of the front lot line is contrary to Section 23-44 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Stanley M. Wolf, R.A. and Executive Director Alan D. Gershuny; and

WHEREAS, Community Board #10BX has recommended approval of this application;

WHEREAS, the site is a through lot on a shallow block; and,

WHEREAS, the proposed garage has a similar setback from Gillespie Avenue as adjoining parcels;

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a one story accessory garage for a dwelling that encroaches on the required front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "May 17, 1979", 3 sheets and *on further condition* that all laws, rules and regulations applicable be complied with.

669-79-BZ

APPLICANT—McGee and Morsellino for Luigi Balice, owner. Luigi Fashions, Ltd., lessee.

SUBJECT—Application June 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-1 district, the conversion of an existing one story building from a supermarket into a clothing manufacturing establishment.

PREMISES AFFECTED—2401 White Plains Road, northwest corner of Waring Avenue, Block 4426, Lots 1 and 46, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin; laid over to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, acting on Alt. Applic. #29/1979, reads:

"1. Proposed change of use from a supermarket (UG. 6) to a clothing manufacture store (UG 17) w/acc. parking is contrary to Section 32-10 Z.R. and is hereby denied.

2. Since there are no applicable bulk, parking nor loading regulations for the proposed use in a commercial zoning district, this application is referred to the BS and A for its determination."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Stanley M. Wolf, R.A. and Executive Director Alan D. Gershuny; and whereas, Community Board #11BX. has recommended approval of this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the conversion of an existing one story building from a supermarket into a clothing manufacturing establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "September 28, 1979", 1 sheet, "November 7, 1979", 5 sheets and *on further condition* that the hours of operation be limited to from 8 A.M. to 6 P.M. Monday through Saturday, closed on Sunday; that the gates to the accessory parking area be locked after business hours, that outdoor lighting shall be directed away from adjoining properties; that all laws, rules and regulations applicable be complied with.

693-79-BZ

APPLICANT—Donald D. Fisher for Kavogmas Realty Ltd., owner.

MINUTES

SUBJECT—Application June 13, 1979—decision of the Borough Superintendent, under Sections 72-21 and 73-62 of the Zoning Resolution, to permit in an R7-2 district, the erection of a fifth floor on an existing four story dwelling that creates non-compliance in floor area ratio.

PREMISES AFFECTED—458 West 22nd Street, south side, 228.6 feet east of 10th Avenue, Block 719, Lot 74, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Donald D. Fisher.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin; laid over to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated June 7, 1979, acting on Alt. Applic. #670/1978, reads:

"C11. Proposed new 5th floor addition in R7 zoning district in Class 3 building with height factor of 6, exceeds the maximum permitted floor area ratio, contrary to Section 23-142 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and whereas Community Board #4M. has recommended approval of this application; whereas, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-62 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and grant a *Special Permit* under Section 73-63 of the Zoning Resolution, to permit in an R7-2 district, the erection of a fifth floor on an existing four story dwelling that creates non-compliance in floor area ratio on condition that all work shall substantially conform to drawings filed with this application marked received "June 13, 1979", 7 sheets, September 20, 1979", 1 sheet and "November 5, 1979", 1 sheet and on further condition that the plans and requirements approved under Cal. 942-78-A be complied with and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

985-79-BZ

APPLICANT—Richard L. Rubin for Howard J. Rosman, owner.

SUBJECT—Application August 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a one story enlargement to a one family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—166-17 73rd Avenue, northwest corner of 167th Street, Block 6954, Lot 55, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: Richard L. Rubin.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: Vice Chairman Agusta 1

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin; laid over to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated August 29, 1979, acting on Alt. Applic. #532/1979, reads:

"1. The proposed extension, with less than a 15'-0 front yard from the 167th Street line, is contrary to Section 23-45 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. and

WHEREAS, Community Board #8Q has recommended approval of this application; and

WHEREAS, the site is a corner lot and the front yard facing 73rd Avenue is in compliance with the R2 district regulations;

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a one story enlargement to a one family dwelling that encroaches on the required front yard on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "August 30, 1979", 6 sheets and on further condition that all laws, rules and regulations applicable be complied with.

Adjoined: 1:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING TUESDAY AFTERNOON, NOVEMBER 13, 1979, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf.

Absent: Commissioner Walsh.

846-55-SA

APPLICANT—Infra-Red New York, Division R. H. Schultz Corporation, owner.

SUBJECT—Additional infra-red heaters.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
846-55-SA: Amendment to resolution to include additional radiant heaters.

Infra-Red New York, Division R. H. Schultz Corporation, East Islip, New York, requested that the resolution adopted July 9, 1957 and amended through January 11, 1977 under Calendar Number 846-55-SA be reopened and amended to include additional radiant heaters.

PROPOSED USE: Infra-red radiant heaters.

DESCRIPTION: The additional heaters, Models JK-25-2, JK-50, JK-75, and JK-100, have burners identical to the burner of the previous approved Model JK-25. The differences are in size and configuration.

The heaters are gas fired, and can use natural or propane gas. The numerical portions of the model designations indicate the capacities of the heaters, in 1,000's of BTU's. The suffixes of the model designations indicate the type of heater control, as follows:

Suffix	Designation
SSAN	Direct spark (intermittent) ignition system.
DSPN	Pilot burner with (intermittent) pilot spark ignition.
DAN	Standing pilot—115 V controls—100 percent shutoff.
MANX	Self-generating pilot system—100 percent shutoff.

INSPECTION AND TEST: The heaters have been tested and approved by the American Gas Association (Certificate Nos. 86A, 86B, and 86D).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 9, 1957 and amended through January 11, 1977 under Calendar Number 846-55-SA be reopened and amended to include additional gas fired (natural or propane) infra-red radiant heaters, Models JK-25-2, JK-50, JK-75, and JK-100, with suffixes and controls as listed above, on condition that all uses, locations, and installations of the heaters shall comply with the applicable requirements of the Building Code of the City of New York, the original resolution and previous amendments adopted under the Calendar Number, and the requirements of the American Gas Association certificates of approval concerning minimum distances between the heaters and combustible materials.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 846-55-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of this product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

301-60-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Additional sound transmission class rated assembly.

APPEARANCES—

For Applicant: E. V. Salvo.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

5

Negative:

0

Absent: Commissioner Walsh

1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

301-60-SM—Amendment to resolution to include additional fire rated and sound transmission class rated partition assembly.

United States Gypsum Company, Tarrytown, New York requested that the resolution adopted June 7, 1960 and amended through October 16, 1973 under Calendar Number 301-60-SM be reopened and amended to include an additional fire rated and sound transmission class rated assembly.

PROPOSED USE: One hour fire rated and sound transmission class rated partition assembly.

DESCRIPTION: The assembly includes 25 gauge metal studs, nominally 3 $\frac{5}{8}$ " deep, spaced 24" o.c. Three inch thick Thermafiber Sound Attenuation blankets, 4 pcf in nominal density, are set within the stud cavities. One layer of $\frac{5}{8}$ " thick Sheetrock Firecode gypsum panel is screw attached to each side of the studs. The perimeter of the panel is treated with acoustical sealant.

INSPECTION AND TEST: The assembly described above has been tested and approved with a one hour fire rating by the Ohio State University Engineering Experiment Station (Project T-1174) and for the Gypsum Association by Factory Mutual Research under Design WP-45 (Serial No. 18493). The assembly achieved a sound transmission class rating of 52 in testing witnessed and certified by Bolt, Beranek, and Newman at the United States Gypsum Company Acoustical Research Facility.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 7, 1960 and amended through October 16, 1973 under Calendar Number 301-60-SM be reopened and amended to include the assembly described above as a one hour fire rated and sound transmission class rated partition assembly, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 301-60-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

MINUTES

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

1059-62-SM

APPLICANT—The Flintkote Company, Building Materials Manufacturing Division, owner.

SUBJECT—To show an additional manufacturer.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
1059-62-SM: Amendment to resolution so as to show an additional manufacturer.

The Flintkote Company, Building Materials Manufacturing Division, Irving, Texas, requests that the resolution adopted December 3, 1963 under Calendar Number 1059-62-SA be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: A sprayed on material.

DESCRIPTION: The applicant requests that an additional manufacturer be added to their approval, namely; Monsey Products Company, East Rutherford, New Jersey Plant, who will manufacture the product under the Flintkote specifications.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 3, 1963 under Calendar Number 1059-62-SM be reopened and amended so as to show an additional manufacturer, new manufacturer being Monsey Products, New Jersey Plant, on condition that the requirements of the original resolution be complied with.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 1059-62-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

330-71-SM

APPLICANT—The Inner-Tite Corporation, a Subsidiary of Yara Engineering Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—
For Applicant: Nicholas M. Russak.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:
330-71-SM—Amendment to resolution so as to show a change of corporate name.

The Inner-Tite Corporation, a Subsidiary of Yara Engineering Corporation, Springfield, New Jersey, requests that the resolution adopted December 11, 1973 under Calendar Number 330-71-SM be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Plastic tube to steel pipe transition fittings for gas service.

DESCRIPTION: The applicant requests that the corporate name be changed from the Inner-Tite Division of Yara Engineering Corporation to the Inner-Tite Corporation, a Subsidiary of Yara Engineering Corporation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 11, 1973 under Calendar Number 330-71-SM be reopened and amended so as to show a change of corporate name from the Inner-Tite Division of Yara Engineering Corporation to the Inner-Tite Corporation, a Subsidiary of Yara Engineering Corporation on conditions that the requirements of the Building Code of the City of New York and the requirements of the original resolution adopted under this Calendar Number be complied with.

The descriptive product information about this item, including brochures catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 330-71-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,

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THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

978-77-SM

APPLICANT—McTighe Industries, Incorporated, owner.
SUBJECT—To show deletion of a manufacturer and the addition of three manufacturers.

APPEARANCES—

For Applicant: P. M. McCarthy.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
978-77-SM: Amendment to resolution to show deletion of a manufacturer and the addition of three manufacturers.

McTighe Industries, Incorporated, Mitchell, South Dakota, requested that the resolution adopted January 31, 1978 under Calendar Number 978-77-SM be reopened and amended to show a deletion of a manufacturer and the addition of three manufacturers.

PROPOSED USE: Oil-water separators.

DESCRIPTION: The applicant requests that the Buffalo Tank Company, Division of Bethlehem Steel Corporation be deleted from the original resolution as they no longer manufacture the oil-water separator units. There has been no change in the materials used nor in the method of manufacture of the oil-water separators. The request is to show three additional company names:

Burr Controls, Incorporated, 73 Mall Drive, Comack,
New York 11725

Highland Tank Company, R. D. #3, Stoystown, Penn-
sylvania 15563

R.T.W. Tank Company, Hubbard, Ohio

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 31, 1978 under Calendar Number 978-77-SM be reopened and amended to show a deletion of a manufacturer and the addition of three manufacturers as described above on condition that all uses and installations of the oil-water separator units shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 978-77-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

918-79-SA

APPLICANT—T. F. McCarthy for Robertshaw Controls Company, owner Division of Control Systems Division.

SUBJECT—Application August 10, 1979—DMS 2400-3 Building Automation, Fire Alarm.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
918-79-SA—Robertshaw Controls Company, Richmond, Virginia, filed for approval of the DMS 2400-3 Fire Alarm Energy Management System under the provisions of Article 17 and Reference Standards RS 17-3A and RS 17-3B of the Building Code of the City of New York.

PROPOSED USE: Fire alarm system.

DESCRIPTION: The DMS 2400-3 fire alarm system is a multiplex type which consists of a central electronics cabinet, a command central controller, at least one operator's console, an alarm printer, and other optional displays, such as graphic and hard wired types.

The FMS 1000 remote monitor and control panel control the fire alarm functions by interfacing the central system command center with fire alarm stations, fire detectors, heat detectors, and other related fire detecting and alarm equipment.

The components of the system are as follows:

Item	Description
PTR-1	Printer—21 column—RO w/color
PTR-2	Printer—80 column—RO
PTR-3	Printer—80 column—RO
UD-1	Color Graphic Cathode Ray Tube
ICOM	Intercom System
BPS-1	Back Up Power System
BPS-2	Back Up Power System
BPS-3	Back Up Power System
FCP	Field Control Panel
LR	Load Relays
FMSC	Fire Management System Controller
CCC	Command Center Controller
FMSP	Fire Management System Panel
E213-4	Pneumatic Setpoint Station (1,000 ohm)
P81-10	Pneumatic/Electric Transducer
S50-2	Damper Position Indicator (1,000 ohm)
EH500-1	Electronic Humidity Sensor-Duct
EH500-2	Electronic Humidity Sensor-Space
EH500-3	Electronic Humidity Sensor-Remote
T87-106	RTD Duct Mount, 6"
T87-112	RTD Well Mount, 6" Copper
T87S-112	RTD Well Mount, 6" Stainless Steel
T87-118	RTD Duct Mount, 18"
T87-120	RTD Duct Mount, 20" averaging
T87-121	RTD Space Mount
T88-1	RTD Outdoor Air

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INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (File S1837) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the DMS 2400-3 fire alarm system, with components as listed above on condition that all uses, locations, and installations shall comply with the applicable requirements of Article 17 and Reference Standards RS 17-3A and RS 17-3B of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 918-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

611-79-SM

APPLICANT—Industrial Acoustics Company, Incorporated, owner.

SUBJECT—¾ hour fire rated wall and partition assembly.

APPEARANCES—

For Applicant: Neil Schultz.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 27, 1979, at 2 P.M., for decision, hearing closed.

1101-79-BCR

APPLICANT—Irwin Fruchtman, P.E., Commissioner, Department of Buildings, letter dated October 9, 1979 and received October 15, 1979.

SUBJECT—Modification of Reference Standard RS 13-11 (Air conditioners, central cooling) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: Marvin Hassman, P.E.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 27, 1979, at 2 P.M., for decision, hearing closed.

1102-79-GR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Automatic door operators.

APPEARANCES—

For Applicant: Richard Hudnut.

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

363-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application April 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as Simoniz Shines Like The Sun Liquid Car Wax in plastic squeeze bottle not in compliance with regulation of the Administrative Code of New York.

APPEARANCES—

For Applicant: Clara Stewart.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 30, 1979, on Folder #122-2135 B (CM), reads:

"We regret to inform you that your application to register your product 'Simoniz Shines Like The Sun Liquid Car Wax', a Combustible mixture with a flash point of 145°F (T.O.C.) in containers as follows: 16 fl. oz. polyvinyl chloride with screw cap is *disapproved*. Such containers are not in compliance with our regulations to wit: Section C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated March 30, 1979 acting on Folder Number 122-2135 B (CM), be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "November 5, 1979", 1 sheet; that the modification shall apply to "Simoniz Shines Like the Sun Liquid Car Wax" in 16 Ounce Container Only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 363-79-A

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and that in all other respects all laws, rules and regulations applicable shall be complied with.

633-79-A

APPLICANT—Martyn and Don Weston for John P. Cannon, owner.

SUBJECT—Application May 31, 1979—appeal from a decision of the Borough Superintendent, re- egress.

PREMISES AFFECTED—17-19 Richards Street, northeast corner of Seabring Street, Block 505, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Donald Weston.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on Alt. Applic. #1368/78, reads:

"4. Provide from each J1 unit in the subject 4 story hotel, at least two door openings, remote from each other, leading to separate exits either directly or by separate corridors or one door opening to an exit and the other to a balcony complying with C26-604.2 (G) as per C26-603.1 Bldg. Code."

and

WHEREAS, the interior stairs are of steel construction within a masonry enclosure and protected with an automatic wet sprinkler system; and

WHEREAS, each corridor will be provided with a pair of double acting smoke doors on a magnetic hold open device activated by the interior fire alarm system; and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated May 22, 1979 acting on Alt. Applic. #1368/78, Objection No. 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the entire building be protected with an automatic wet sprinkler system, including all corridors, stairs and rooms; that the entire building be provided with an interior fire alarm system with pull box stations on each floor; that each room be provided with approved hard wired smoke detectors connected to a system which will give visual and audible notification in a centrally located area that is constantly monitored; that illuminated exit signs be provided; and *on further condition* that the building shall substantially conform to drawings marked received "May 31, 1979", 10 sheets; and that all laws, rules and regulations shall be complied with.

641-79-A

APPLICANT—Leonard F. Rothkrug for J. A. Green Construction, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—147-04 183rd Street, southwest corner of 147th Avenue, Block 13408, Lot 9 (Tentative), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and

Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 28, 1979, on N.B. Applic. #111/79, reads:

"1. The proposed 100% on site disposal of storm water, where the storm sewer is located more than 500 feet from the property, is contrary to Reference Standard RS-16, Section P110.2(c) (2)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 28, 1979, acting on N.B. Applic. #111/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved area; and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 5, 1979—1 sheet and June 19, 1979—1 sheet and that all laws, rules and regulations shall be complied with.

670-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—130 Delmar Avenue, southwest corner of Stafford Avenue, Block 6317, Lot 28, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1979, on N.B. Applic. #268/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of

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the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 24, 1979, acting on N.B. Applic. #268/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

671-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Delmar Avenue, west side, 40 feet south of Stafford Avenue, Block 6317, Lot 30, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1979, on N.B. Applic. #269/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 24, 1979, acting on N.B. Applic. #269/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long

as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

672-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Delmar Avenue, west side, 80 feet north of Sinclair Avenue, Block 6317, Lot 31, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1979, on N.B. Applic. #270/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-15 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 24, 1979, acting on N.B. Applic. #270/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to

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drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

673-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 11, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—142 Delmar Avenue, west side, 40 feet north of Sinclair Avenue, Block 6317, Lot 34, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1979, on N.B. Applic. #271/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-15 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 24, 1979, acting on N.B. Applic. #271/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

674-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—146 Delmar Avenue, northwest corner of Sinclair Avenue, Block 6317, Lot 37, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #272/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979, acting on N.B. Applic. #272/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

675-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—432 Stafford Avenue, south side, 100 feet west of Delmar Avenue, Block 6317, Lot 25, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #273/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-15 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John Walsh, P. E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979, acting on N.B. Applic. #273/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

676-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of dry wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—436 Stafford Avenue, south side, 140 feet west of Delmar Avenue, Block 6317, Lot 23, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #274/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-15 Section P110.2(c) (2)

Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John Walsh, P. E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979, acting on N.B. Applic. #274/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

677-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—440 Stafford Avenue, south side, 180 feet west of Delmar Avenue, Block 6317, Lot 20, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #275/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979, acting on N.B. Applic. #275/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of

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water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

678-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—444 Stafford Avenue, south side, 220.00 feet west of Delmar Avenue, Block 6317, Lot 19, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #276/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979, acting on N.B. Applic. #276/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and

natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

679-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—448 Stafford Avenue, south side, 420 feet east of Nippon Avenue, Block 6317, Lot 17, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Chairman Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #277/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979 acting on N.B. Applic. #277/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

680-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

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SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—452 Stafford Avenue, south side, 380 feet east of Nippon Avenue, Block 6317, Lot 15, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Chairman Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #278/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979 acting on N.B. Applic. #278/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfied the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

681-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—464 Stafford Avenue, south side, 260 feet east of Nippon Avenue, Block 6317, Lot 9, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta

and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #279/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which a discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979 acting on N.B. Applic. #279/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

682-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Mallozzi, owner.

SUBJECT—Application June 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—480 Stafford Avenue, south side, 100 feet east of Nippon Avenue, Block 6317, Lot 1, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Chairman Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #280/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the

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subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 8, 1979 acting on N.B. Applic. #280/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 11, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

688-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Prestone Squeeze De-Icer" in 16 oz. plastic container with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Clara G. Stewart.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

689-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Prestone Windshield Concentrate" in 16 oz. plastic container with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Clara G. Stewart.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

941-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—566 Pendale Street, south side, 191.00 feet east of Malone Avenue, Block 4726, Lot 21, Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 26, 1979, on N.B. Applic. #1290/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 26, 1979, acting on N.B. Applic. #1290/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "August 21, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

942-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli, owner.

SUBJECT—Application August 21, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—569 Pendale Street, north side, 147.00 feet east of Malone Avenue, Block 4721, Lot 58, Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

MINUTES

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,
dated July 26, 1979, on N.B. Applic. #1291/79, reads:

"1. Street giving access to the proposed building is
not placed on the official map of the City of New York,
therefore:

A. No C. of O. can be issued as per Article 3,
Section 36 of the General City Law and,

B. Permit may not be issued since proposed
construction does not have at least 8% of the total
perimeter of the building fronting directly upon a
legally mapped street or frontage space and there-
fore contrary to Section C26-401.1 of the Administra-
tive Code."

and

WHEREAS, the Board has recommended that the appeal be
granted under certain conditions.

Resolved, that the decision of the Borough Superintendent,
dated, July 26, 1979 acting on N.B. Applic. #1291/79, Objec-
tion No. 1 A and B, be and it hereby is *modified* under the
powers vested in the Board by Section 36 of the General City
Law, and that the appeal be and it hereby is *granted on con-*
dition that the sidewalk, curb, curb cut and pavement to the
middle of the street be in accordance with the standards of
the Department of Highways; and that the building shall sub-
stantially comply with drawings marked received "August 21,
1979", 1 sheet; and that all laws, rules and regulations shall
be complied with.

943-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli,
owner.

SUBJECT—Application August 21, 1979—filed pursuant to
Section 36, Article 3, General City Law, re- proposed build-
ing not fronting on a legally mapped street.

PREMISES AFFECTED—570 Pendale Street, south side,
150.00 feet east of Malone Avenue, Block 4726, Lot 18,
Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,
dated July 26, 1979, on N.B. Applic. #1292/79, reads:

"1. Street giving access to the proposed building is
not placed on the official map of the City of New York,
therefore:

A. No C. of O. can be issued as per Article 3,
Section 36 of the General City Law and,

B. Permit may not be issued since proposed con-
struction does not have at least 8% of the total perim-
eter of the building fronting directly upon a legally

mapped street or frontage space and therefore con-
trary to Section C26-401.1 of the Administrative
Code."

and

WHEREAS, the Board has recommended that the appeal
be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent,
dated July 26, 1979 acting on N.B. Applic. #1292/79, Objec-
tion No. 1 A and B, be and it hereby is *modified* under the
powers vested in the Board by Section 36 of the General City
Law, and that the appeal be and it hereby is *granted on con-*
dition that the sidewalk, curb, curb cut and pavement to the
middle of the street be in accordance with the standards of
the Department of Highways; and that the building shall
substantially comply with drawings marked received "August
21, 1979", 1 sheet; and that all laws, rules and regulations shall
be complied with.

944-79-A

APPLICANT—Alphonse J. Calvanico for Guido Passarelli,
owner.

SUBJECT—Application August 21, 1979—filed pursuant to
Section 36, Article 3, General City Law, re- proposed build-
ing not fronting on a legally mapped street.

PREMISES AFFECTED—575 Pendale Street, north side,
100.00 feet east of Malone Avenue, Block 4721, Lot 60, Oak-
wood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,
dated July 26, 1979, on N.B. Applic. #1293/79, reads:

"1. Street giving access to the proposed building
is not placed on the official map of the City of New
York, therefore:

A. No C. of O. can be issued as per Article 3,
Section 36 of the General City Law and,

B. Permit may not be issued since proposed
construction does not have at least 8% of the total
perimeter of the building fronting directly upon a
legally mapped street or frontage space and therefore
contrary to Section C26-401.1 of the Administrative
Code."

and

WHEREAS, the Board has recommended that the appeal
be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent,
dated July 26, 1979 acting on N.B. Applic. #1293/79, Ob-
jection No. 1 A and B, be and it hereby is *modified* under the
powers vested in the Board by Section 36 of the General
City Law, and that the appeal be and it hereby is *granted*
on condition that the sidewalk, curb, curb cut and pavement
to the middle of the street be in accordance with the standards
of the Department of Highways; and that the building
shall substantially comply with drawings marked received
"August 21, 1979", 1 sheet; and that all laws, rules and
regulations shall be complied with.

MINUTES

1000-79-A

APPLICANT—Jerome L. Grushkin for Benjamin Bolling, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—724 Collfield Avenue, east side, 90 feet south of Westwood Avenue, Block 794, Lot 71, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 13, 1979, on N.B. Applic. #651/78, reads:

"4. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E., and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 13, 1979 acting on N.B. Applic #651/78, Objection No. 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received September 7, 1979—2 sheets and that all laws, rules and regulations shall be complied with.

1076-79-A

APPLICANT—Edward Lauria for El-Rich Construction Corporation, owner.

SUBJECT—Application September 25, 1979—appeal from a decision of the Borough Superintendent, re- Interpretation of Section 23-47 of the Zoning Resolution.

PREMISES AFFECTED—2974, 2984, 2982, 2980, 2978 and 2976, Hylan Boulevard, northeast corner of Guyon Avenue, Block 4018, Lot 12, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the letter of the Commissioner of Buildings, dated September 14, 1979, on N.B. Applic. Nos. 509/79, 511, 513, 510, 512, and 514/79, reads:

"Returned herewith are the above applications, of which N.B. #512/79, N.B. #513/79 and N.B. #514/79 were subject to a prior denial of reconsideration by this office concerning Section 23-47 of the Zoning Resolution. Further, this office concurs with your action as stated in your forwarding memorandum dated September 5, 1979, with regard to Section 12-10 Z.R. for this zoning lot."

and

WHEREAS, the Zoning Resolution is ambiguous with respect to the definition of side and rear yards in specific instances; and

WHEREAS, this particular zoning lot bounded generally by Hylan Boulevard, Guyon Avenue, a line parallel to the Hylan Boulevard frontage and Isabella Avenue is unique in its configuration; and

WHEREAS, this is a corner lot whose dimensions extend beyond 100 feet; and

WHEREAS, beyond 100 feet from Guyon Avenue the line running parallel to Hylan Boulevard extends to intersect Isabella Avenue therefore be it

Resolved, that in this case the lot line in question which extends to intersect Isabella Avenue is interpreted to be a side lot line as per Section 12-10 of the Zoning Resolution and shall be subject to all regulations applicable thereto.

362-79-A

APPLICANT—Silverman and Cika for Mrs. Verylan Hamilton, owner.

SUBJECT—Application April 11, 1979—appeal from a decision of the Borough Superintendent, re- floor area contrary to the Multiple Dwelling Law.

PREMISES AFFECTED—633 West 152nd Street, north side, 7.9 feet east of Riverside Drive, Block 2099, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Craig Williams.

ACTION OF BOARD—Decision deferred to November 20, 1979, at 2 P.M., hearing closed.

550-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—Mit-Will Realty.

SUBJECT—Application May 7, 1979—for Modification of Certificate of Occupancy re- sprinkler system.

PREMISES AFFECTED—419/21 Fifth Avenue, east side, 12 feet north of 8th Street, Block 999, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

THE VOTE TO CLOSE THE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

MINUTES

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

686-79-A

APPLICANT—United Technologies Corporation for Consolidated Edison Company, owner, United Technologies Corporation, lessee.

SUBJECT—Application June 8, 1979—appeal from a decision of the Fire Commissioner, re- Reformer Burner 301-E, Turbo Compressor Auxiliary Burner BRN 101-C, and Thermal Management Burner BRN 401-C.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue C, Block 990, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Lawrence M. Handley and Ronald J. Masters.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE THE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

690-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Prime Gas Dryer" in 12 oz. plastic container with resistant cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Clara G. Stewart.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

691-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Prime Gas Dryer" in 12 oz. plastic container with child resistant cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Clara G. Stewart.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for 16 West 14th Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for modification of certificate of occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14th Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Ralph Sutton.

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

708-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2154 South Service Road, south side, 436.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 45, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

709-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2144 South Service Road, south side, 536.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 49, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

710-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2136 South Service Road, south side, 636.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 53, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

MINUTES

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

711-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—2130 South Service Road, south side, 698.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 56, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

712-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2126 South Service Road, south side, 718.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 58, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

713-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2122 South Service Road, south side, 738.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 60, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta, and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

714-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2116 South Service Road, south side, 758.76 feet east of Pleasant Plains Avenue, Block

7499, Lot 62, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

715-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2106 South Service Road, south side, 838.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 67, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

716-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2096 South Service Road, south side, 938.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 72, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Walsh 1

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

782-79-A

APPLICANT—Ricoh Electronics Incorporation, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Copier Dispersant" Cylindrical Plastic contents with Polystyrene Cap with Safe Guard Liner From (3M) container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to November 27, 1979, at 2 P.M., hearing closed.

822-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Evelyn Green et al. Executors, owner.

SUBJECT—Application July 23, 1979—for modification of certificate of occupancy #13059 re- sprinkler system.

MINUTES

PREMISES AFFECTED—118-01/21 Metropolitan Avenue, southeast corner of 83rd Avenue, Block 3329, Lot 1, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Ronald Jamron and Edward Barth.

ACTION OF BOARD—Laid over to November 27, 1979, at 2 P.M., for decision, hearing closed.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Joseph Berkeley H.P.D.

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

1125-79-A

APPLICANT—Nicholas J. Salvadeo for Al-Pac Development Corporation, owner.

SUBJECT—Application October 23, 1979—appeal from a decision of the Borough Superintendent re- proposed use of Copper Tubing Contrary to Section P102.4(a)(2), RS-16 of the Administrative Code.

PREMISES AFFECTED—91 Wallace Avenue, southeast corner of McClean Avenue, Block 3113, Lot 21, South Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo and Robert Wilson.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Walsh 0

..... 1

ACTION OF BOARD—Laid over to November 20, 1979, at 2 P.M., for decision, hearing closed.

Adjourned: 4:54 P.M.

ALAN D. GERSHUNY, *Executive Director*

SPECIAL MEETING

SPECIAL MEETING

THURSDAY MORNING, NOVEMBER 15, 1979, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

543-78-A

APPLICANT—Galbreath-Ruffin Corporation.

SUBJECT—Application July 14, 1978—review and appeal of Modification to Reference Standard 13-1 (Air Filters) granted under Calendar Number 281-77-BCR.

PREMISES AFFECTED—150 E. 42nd St., block bounded by Lexington Ave., 3rd Ave., E. 42nd St. and E. 41st St., Block 1296, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Wm Froehlich, Lewis Whiteman, Francis G. Waldren, Joseph E. Lemerise, Warren Sullivan, Howard Molk, Thomas F. Carney, Oscar Tovelon,

Stephen M. Mulinos, Frank J. Wallace, James S. Speinz, Thomas J. Hartnett, Irwin Green, Carl Bander and S. H. Stenger.

For Opposition: M. J. Marchese, R. L. Donahue, H. S. Johnston, D. L. Voorhees, D. A. Barnstable and P. J. O'Donnell.

For Administration: Lt. R. J. Ellis, Clifford Credeur, William F. Burke, Elmer F. Chapman, Edward P. Fitzgerald, N.Y.F.D., Marvin Hassman, P.E. and Irving Minkin, P.E. Dept. of Buildings.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for decision, hearing closed.

Adjoined: 5:25 P.M.

ALAN D. GERSHUNY, *Executive Director*

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Docket.

Notice of Hearing of Calendar.

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases filed up to November 20, 1979

<i>Cal. No.</i>	<i>Dept.</i>	<i>Premises Affected</i>
-----------------	--------------	--------------------------

1178-79-A—B.S.I.—778 Jane Avenue, southwest corner of Bloomingdale Road, Block 7097, Lot 15, Rossville, Borough of Staten Island, N.B. #1188/79, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

1179-79-A—B.S.I.—784 Jane Avenue, south side, 82.04 feet west of Bloomingdale Road, Block 7097, Lot 12, Rossville, Borough of Staten Island, N.B. #1189/79, re- Proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1180-79-A—B.S.I.—792 Jane Avenue, south side, 163.54 feet west of Bloomingdale Road, Block 7097, Lot 10, Rossville, Borough of Staten Island, N.B. #1190/79, re- Proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1181-79-A—B.S.I.—800 Jane Avenue, south side, 245.04 feet west of Bloomingdale Road, Block 7097, Lot 8, Rossville, Borough of Staten Island, N.B. #1191/79, re- Proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1182-79-BZ—B.Q.—377 Beach 92nd Street, east side, 100.43 feet north of Beach Channel Drive, Block 16109, Lot 37, Rockaway, Borough of Queens, Community Board #14Q. Dept. of Ports and Terminals letter date October 11, 1979. The temporary Certificate of Completion issued to you convert a building in C-3 dist. and of use group-6 eating and drinking place.

1183-79-A—B.Q.—377 Beach 92nd Street, east side, 100.43 feet north of Beach Channel Drive, Block 16109, Lot 37, Rockaway, Borough of Queens. App. #790054/79, Dept. of Ports and Terminals letter date October 11, 1979, re- Proposed no frontage space, minimum driveway, frame building, within fire limit, unsprinklered building, exterior bearing walls, Contrary to Sec. C26-401.0 of New York City Code.

1184-79-BZ—B.M.—40-42nd Street, south side, 280 feet east of 22nd Street, Avenue of Americas, Block 823, Lot 65, Borough of Manhattan, Community Board #5M. Alt. #832/79, re- Proposed residence building located in M1-6 dist. there are no bulk or parking regulations, Contrary to Section 42-00ZR.

1185-79-A—B.M.—40-42 West 42nd Street, south side, 280 feet east of 22nd Street, and Avenue of Americas, Block 823, Lot 65, Borough of Manhattan, Alt. #832/79, re- Proposed rear yard, windows that open on a street, Contrary to Sec. 277(7) of Multiple Dwelling Law.

1186-79-BZ—B.M.—404/420 East 53rd Street, and 415 East 52nd Street, south side, 74 feet east of First Avenue, Block 1364, Lot 5, Borough of Manhattan, Community Board #6M. Alt. #249/79, re- Proposed group 6 offices within an R10 dist. Contrary to Sec. 22-10ZR.

1187-79-BZ—B.B.—2977 Shell Road, northwest corner of Neptune Avenue, Block 7269, Lot 1, Borough of Brooklyn, Community Board #13BK. Alt. #1008/79, re- Proposed off-site accessory parking (no fee to be charged and no Attendant) of pleasure type motor vehicles in an R6 dist. Contrary to Sec. 25-31ZR.

1188-79-BZ—B.M.—482-490 Seventh Avenue, and 201-203 36th Street, Block 786, Lot 42, Borough of Manhattan, Community Board #5M. Alt. #695/79, re- Proposed change of use from transient hotel use group 5 to class A apartment Multiple Dwelling use group 2 in M1-6 dist. Contrary to Sec. 42-11ZR, no zoning guidance for use, bulk, supplementary regulation and parking requirements.

1189-79-A—B.M.—482-490 Seventh Avenue and 201-203 West 36th Street, Block 786, Lot 42, Borough of Manhattan, Alt. #695/79, re- Proposed change of use from transient hotel use group 5 to class A Apartment Multiple Dwelling use group 2 in M1-6 zoning dist. Contrary to Sec. 42-10ZR, 42-11ZR, no zoning guidance for use, bulk, supplementary regulation and parking requirements.

1190-79-BZ—S.I.—2301 Victory Boulevard, northwest corner of Livermore Avenue, Block 474, Lot 1, Westerleigh, Borough of Staten Island, Community Board #1S.I. Alt. #271/79, re- Proposed conversion of an existing one family residence in an R-3-2 Dist. with home occupation on the first floor, group 2 to a building used partly for a community facility, side yard is Cont. to Section 24-35ZR.

1191-79-BZ—B.M.—565 Broadway, northwest corner of Princess Street, Block 498, Lot 5, Borough of Manhattan, Community Board #2M. Alt. #1147/78, re- Proposed conversion of building exceeding lot coverage with frontage along Broadway, Contrary to Sections 42-14ZR, an enlargement at roof are Contrary to Sec. 277 of Multiple Dwelling Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

JANUARY 8, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 8, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

308-75-BZ

APPLICANT—Nicholas J. Salvadeo for George Spanos, owner.

SUBJECT—Application for consideration—to withdraw the application of October 4, 1979 to reopen and amend the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area of the first floor and a new second floor to the existing restaurant and the addition to the uses to include cabaret.

PREMISES AFFECTED—231-10 Northern Boulevard, southwest corner of 232nd Street, Block 8164, Lot 30, Douglaston, Borough of Queens.

314-78-BZ

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.

315-78-A

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan.

423-73-BZ

APPLICANT—Thomas P. Crinnion for Avenue Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired November 20, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-8 district in an existing 20 story mixed building, the addition to the uses of the first floor restaurant to include cabaret.

PREMISES AFFECTED—1189-1199 First Avenue and 352 East 65th Street, southwest corner, Block 1439, Lot 30, Borough of Manhattan. Community Board #8M.

698-74-BZ

APPLICANT—Frederick A. Ketcher for Government of the Republic of the Philippines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 18, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-01(b) of the Zoning Resolution, permitting in an existing seven story foreign government structure, the addition to the restaurant use to include cabaret.

PREMISES AFFECTED—556 Fifth Avenue, west side, 25.5 feet south of West 46th Street, Block 1261, Lot 39, Borough of Manhattan. Community Board #5M.

530-64-BZ

APPLICANT—Neil Robert Berzak for Irving Teplitsky, executor for Estate of Max and Rebecca Teplitsky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 6, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area and extension of the uses of an existing golf driving range, office, restaurant and miniature golf course to include a baseball batting cage and additional golf tees.

PREMISES AFFECTED—231-05 to 234-05 Northern Boulevard, northeast corner of 231st Street, Block 8084, Lot 71, Block 8086, Lot 1, Block 8087, Lot 1, Block 8088, Lot 1, Block 8092, Lot 127, Block 8099, Lot 147, Douglaston, Borough of Queens. Community Board #11Q.

ZONING CASES

703-79-BZ

APPLICANT—Allen B. Terjesen for Julius Tantleff, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—2520 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I.

733-79-BZ

APPLICANT—Maurice Intrator for Narrowbacks Incorporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, in an existing three story building, the extension of the existing restaurant area on the first floor into a portion of the second floor.

PREMISES AFFECTED—345 Second Avenue, northwest corner of East 20th Street, Block 901, Lot 26, Borough of Manhattan. Community Board #6M.

735-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251 58th Street, north side, 290 feet west of 13th Avenue, Block 5697, Lot 57, Borough of Brooklyn. Community Board #12BK.

736-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251A 58th Street, north side, 260 feet west of 13th Avenue, Block 5697, Lot 56, Borough of Brooklyn. Community Board #12BK.

760-79-BZ

APPLICANT—Weiss and Campise for Mario and Lydia Mastrocoia, owner.

SUBJECT—Application June 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a corner lot, the erection of a two family dwelling that encroaches on one of the required front yards.

PREMISES AFFECTED—1664 Yates Avenue, southeast corner of Van Nest Avenue, Block 4112, Lot 2, Borough of The Bronx. Community Board #11BX.

1030-79-BZ

APPLICANT—Dominick Salvatio and Son for Deborah S. Moore and Richard McGrath, owner.

SUBJECT—Application September 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on an existing four

CALENDAR

story and basement multiple dwelling, the construction of rear balconies that are not permitted obstruction within the open space.

PREMISES AFFECTED—162 Columbia Heights, west side, 920 feet north of Remsen Street, Block 208, Lot 337, Borough of Brooklyn. Community Board #2BK.

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

Laid over from November 27, 1979 for continued hearing.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

Laid over from November 27, 1979 for continued hearing.

805-79-BZ

APPLICANT—H. M. Cole for Orient Overseas Associates, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an C6-9CR district, in an existing 32 story office building, the conversion of mechanical equipment space into offices that create non-compliance in floor area ratio.

PREMISES AFFECTED—Wall Street Plaza, 88 Pine Street, southeast corner, Block 38, Lot 17, Borough of Manhattan. Community Board #1M.

Laid over from November 27, 1979 for decision, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 8, 1980

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 8, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

784-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 Aspinwall Street, east side, 94 feet north of Hylan Boulevard, Block 7926, Lot 62, Tottenville, Borough of Staten Island.

785-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—147 Aspinwall Street, east side, 154 feet north of Hylan Boulevard, Block 7926, Lot 67, Tottenville, Borough of Staten Island.

786-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—176 Carteret Street, west side, 75 feet north of Hylan Boulevard, Block 7926, Lot 49, Tottenville, Staten Island.

787-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—168 Carteret Street, west side, 150 feet north of Hylan Boulevard, Block 7926, Lot 47, Tottenville, Borough of Staten Island.

788-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—162 Carteret Street, west side, 225 feet north of Hylan Boulevard, Block 7926, Lot 41, Tottenville, Borough of Staten Island.

1052-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.

SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—37 Valdemar Avenue, north side, 162.05 feet east of Queensdale Street, Block 6857, Lot 31, Huguenot, Borough of Staten Island.

1053-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.

SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—51 Valdemar Avenue, northeast corner of Queensdale Street, Block 6857, Lot 1, Huguenot, Borough of Staten Island.

CALENDAR

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—W.L.P. Realty Corporation.
SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.
PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.
SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.
PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminister Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 15, 1980, 10:00 A.M.

NOTICE IS HERBEY GIVEN of a public hearing, Tuesday morning, January 15, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

343-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.
PREMISES AFFECTED—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens. Community Board #11Q.

344-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.
PREMISES AFFECTED—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens. Community Board #11Q.

345-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough

Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens. Community Board #11Q.

126-79-A

APPLICANT—Leonard Boxer for 341-363 West 50th Street Redevelopment Company, owner.
SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law; previously granted on condition.
PREMISES AFFECTED—341-349 West 50th Street, north side, 125 feet east of Ninth Avenue, Block 1041, Lots 6 and 11, Borough of Manhattan.

606-58-BZ

APPLICANT—Frank J. Rio for Anthony Caputo, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of motor vehicles on a monthly and transient basis.
PREMISES AFFECTED—370-372 Lefferts Avenue, south side, 416 feet 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn. Community Board #9BK.

773-58-BZ

APPLICANT—Abraham M. Lindenbaum for Nellie Blye Amusement Park, owner.
SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use, D area district, the erection and maintenance of a retail store and a restaurant occupying more than the permitted area and the relocating of a two family dwelling on the same tax lot.
PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn. Community Board #13BK.

417-58-BZ

APPLICANT—Kenneth H. Koons for 98 Ravine Avenue Corporation, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 17, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the premises to be occupied for the parking and storage of motor vehicles limited to passenger car type only.
PREMISES AFFECTED—2333-2339 Cambreleng Avenue, west side, 109.14 feet south of Crescent Avenue, Block 3088, Lot 27, Borough of The Bronx. Community Board 6BX.

CALENDAR

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

576-77-BZ

APPLICANT—Thomas R. Kalsky for 693 Townhouse, Incorporated, owner.

SUBJECT—Application for consideration—to restore to the Calendar for possible reopening for re-hearing—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the erection of two additional stories on a one story commercial structure and the conversion into residential use.

PREMISES AFFECTED—689, 691 and 693 Washington Street, east side, 51 feet north of Charles Street, Block 632, Lot 3, Borough of Manhattan.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

ZONING CASES

630-78-BZ

APPLICANT—Frank A. Vaccaro for Silvercrest Farms, Incorporated, owner.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 and C1-2 district, the enlarge in lot area to provide accessory parking and truck storage facilities for an existing milk bottling establishment.

PREMISES AFFECTED—80-22 Caldwell Avenue, southeast corner of Elliot Avenue, Block 2919, 2920, 2921, Lots 31, 38, 40, 42, 47, 48, 49, 50, 51 and 142, Elmhurst, Borough of Queens. Community Board #5Q.

645-78-BZ

APPLICANT—Barry J. Bank for Franchise Realty Interstate Corporation owner.

SUBJECT—Application August 9, 1978—decision of the Borough Superintendent, under Section 72-01(b) of the Zoning Resolution, to permit in a C2-2 district, in conjunction with the erection of a one story restaurant, the installa-

tion of business signs that exceed the permitted surface area and exceeds the permitted height above curb level.

PREMISES AFFECTED—2250 Flatbush Avenue, west side, 180 feet north of Fillmore Avenue, Block 8486, Lot 61, Borough of Brooklyn. Community Board #18BK.

360-79-BZ

APPLICANT—Dominick Salvati and Son, for Vincent Cervani, owner.

SUBJECT—Application April 10, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, the maintenance of a one story enlargement to an existing mixed building that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—237-9th Street, east side 20.4 feet north of 4th Avenue, Block 1003, Lot 41, Borough of Brooklyn. Community Board #6BK.

1089-79-BZ

APPLICANT—Thomas P. Crinnion for Riverdale Enterprises, owner, Barrymores, lessee.

SUBJECT—Application October 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the maintenance of an existing restaurant with limited accessory cabaret for a term of five years.

PREMISES AFFECTED—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of The Bronx. Community Board #8BX.

1099-79-BZ

APPLICANT—Arthur Guttman for 726-30 Broadway Realty Company, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 of the New York City Charter of the Zoning Resolution, to permit in an M1-5 district, the erection of three additional stories on an existing seven story manufacturing building that creates non-compliance in floor area ratio and creates non-compliance within the sky exposure plane and rear yard equivalent.

PREMISES AFFECTED—726-30 Broadway and 418-26 Lafayette Street, west side, 310.234 feet south of Astor Place, Block 545, Lot 15, Borough of Manhattan. Community Board #2M.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 15, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 15, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

567-79-A

APPLICANT—Thomas J. Argiro for DAP, Incorporated, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "DAP Pacer Panel and Dry Wall Adhesive" 11 oz. container with airtight replaceable caps and taps, container not in compliance with the Administrative Code of the City of New York.

CALENDAR

578-79-A

APPLICANT—Nicholas J. Salvadeo for Biggica Excavating Company Incorporated, owner.

SUBJECT—Application May 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Woodcliff Avenue, southwest corner of Kinsey Place, Block 1290, Lot 50, Mariner Harbor, Borough of Staten Island.

789-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Connecticut Street, northwest corner of Hylan Boulevard, Block 7939, Lot 50, Tottenville, Borough of Staten Island.

790-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Connecticut Street, west side, 100 feet north of Hylan Boulevard, Block 7939, Lot 46, Tottenville, Borough of Staten Island.

791-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—146 Connecticut Street, west side, 164 feet north of Hylan Boulevard, Block 7939, Lot 43, Tottenville, Borough of Staten Island.

792-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Connecticut Street, west side, 228 feet north of Hylan Boulevard, Block 7939, Lot 39, Tottenville, Borough of Staten Island.

793-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—33 Massachusetts Street, east side, 295 feet north of Hylan Boulevard, Block 7929, Lot 72, Tottenville, Borough of Staten Island.

794-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Massachusetts Street, east side, 230 feet north of Hylan Boulevard, Block 7939, Lot 68, Tottenville, Borough of Staten Island.

795-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 Massachusetts Street, east side, 165 feet north of Hylan Boulevard, Block 7939, Lot 65, Tottenville, Borough of Staten Island.

796-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Massachusetts Street, east side, 100 feet north of Hylan Boulevard, Block 7939, Lot 62, Tottenville, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

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REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 1979, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon November 7, 1979, were approved as printed in the Bulletin of November 15, 1979, Volume 64, Number 45.

350-69-A

APPLICANT—M. Milton Glass for Dorving Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 23, 1979—appeal from a decision of the Fire Commissioner re- Elevators in Readiness; previously granted on condition.

PREMISES AFFECTED—215-217 West 40th Street, north side, 200 feet west of Seventh Avenue, Block 1012, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and term of modification extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 23, 1969 on certain conditions; and

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 23, 1969 only as to the term of the modification, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar Number 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F.D. Folder No. 113868.01)

750-78-A

APPLICANT—Nevada Towers Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy; previously granted on condition.

PREMISES AFFECTED—2021-2035 Broadway, 201-215 Amsterdam Avenue, northwest corner of West 69th Street, Block 1141, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Scott Mollen.

For Opposition: E. Pajor.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 5, 1978, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 5, 1978 in that:

"a temporary Certificate of Occupancy shall be issued for a period of 6 months from the date of this amended resolution, provided the second story mechanical room is to be made available to be utilized as a community facility use for tenants of the building and the removal of all partitions that have been illegally erected in all apartments shall be completed within this 6 month period; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 41-72)

806-79-A

APPLICANT—Sheldon Lobel for Idlewild Estates Corporation, owner.

SUBJECT—Application for consideration—to withdraw the application of July 16, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145-22-26 156th Street, west side, 175 feet south of 145th Avenue, Block 15010, Lots 14 and 11, Borough of Queens.

APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

426-31-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Louis Richman, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy from a storage garage for more than five cars, automobile repairs in connection with public and private garage and gasoline service station, all previously granted by the Board to motor vehicle repair shop, collision repairs, auto painting and spraying and parking of cars awaiting service.

PREMISES AFFECTED—2312-2316 Atlantic Avenue, south side, 79 feet 11 inches west of Eastern Parkway, Block 1435, Lot 36, Borough of Brooklyn. Community Board #8BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

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THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8BK was notified by the applicant on September 11, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on October 28, 1958 on certain conditions; and

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on October 28, 1958, as amended through February 19, 1974, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; on condition that the barbed wire shall be removed from the fence; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 4062-57)

780-53-BZ

APPLICANT—Lama and Vassalotti for Pauline Kurfist, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th Street, west side, 100 feet north of 37th Avenue, Block 1198, Lot 54, Long Island City, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Dorothy Pam, Dennis Drucker, Peter Durmiak, Lilo Masters, Elesocbeth Ololocmek and Hilde Salster.

ACTION OF BOARD—Application to reopen and term of variance extended *denied*.

THE VOTE TO REOPEN AND AMEND—

Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, Community Board #2Q recommended a deny received on October 12, 1979.

WHEREAS, a site evaluation was made by a Commissioner of this Board, Vice Chairman Agusta,

WHEREAS, the record indicated a substantial change in the character of the neighborhood by an increase in residential development;

WHEREAS, the Board has determined that should this use continue it would be detrimental to future development.

Resolved, that the application to reopen and term of variance extended be and it hereby is *denied*.

147-54-BZ

APPLICANT—Frederick A. Ketcher for Four Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the maintenance of existing legal high speed (automatic) auto laundry and permitting the erection and maintenance, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the erection and maintenance, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica Avenue, west side, from Midwood Street to Maple Street and 861-871 Midwood Street, Block 4589, Lot 95, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #9BK was notified by the applicant on July 23, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 26, 1954, as amended through January 13, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that all signs shall comply with the C8 district regulations; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 22-54)

468-54-BZ

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: B. J. Amato.

ACTION OF BOARD—Application reopened and term of variance extended.

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THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #11Q was notified by the applicant on September 11, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 26, 1954, as amended through July 5, 1978, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1109-54)

269-60-BZ

APPLICANT—Storch, Pesa and Associates for Anna B. Grimaldi, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7a of the Zoning Resolution, permitting in a residence use district, the continuance of a factory occupancy and also to legalize the erection of a one story extension approximately 15 feet by 40 feet connecting the front and rear building on the same lot.

PREMISES AFFECTED—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens. Community Board #4Q.

APPEARANCES—

For Applicant: Edwin Storch and Roger Kohn.

ACTION OF BOARD—Application to reopen and amend the resolution *denied*.

THE VOTE TO REOPEN AND AMEND—

Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, the Board has determined that the application filed herewith constitutes a substantial change of non-conforming use and therefore an application for variance is required,

WHEREAS, the Board has advised the applicant at the hearing of this determination and the applicant nevertheless has requested a decision on this application.

Resolved, that the application to reopen and amend the resolution be and it hereby is *denied*.

137-66-BZ

APPLICANT—Larry Meltzer for Federal Pump Repair Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired March 2, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-50 of the Zoning Resolution, permitting in a C8-1 district, the erection of a one-story enlargement to an existing machine shop that encroaches

on the required side and rear yards along a district boundary.

PREMISES AFFECTED—1127-1131 Utica Avenue, east side, 220 feet north of Claredon Road, Block 4761, Lot 48 (formerly Lots 48 and 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ronald Ogur.

ACTION OF BOARD—Rules of Procedure waived, application reopened and time extended to obtain a Certificate of Occupancy.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 1, 1969, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a Certificate of Occupancy.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on April 1, 1969, as amended through March 2, 1971, only as to the time to obtain a Certificate of Occupancy, so that as amended this portion of the resolution shall read:

"that a Certificate of Occupancy shall be obtained within six months from the date of this amended resolution." (Alt. 2642-65)

67-79-BZ

APPLICANT—Sheldon Lobel for International Properties Partnership, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing ten story commercial structure into a multiple dwelling.

PREMISES AFFECTED—80-92 Varick Street, 4 Grand Street, northeast corner, Block 477, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel, Doris Diether and Jules Demchick.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 12, 1979 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 12, 1979 by adding thereto:

"that reference in the resolution to the condition that the residential floors shall have central air-conditioning with thermostatic control in each apartment, be omitted; provided each apartment shall be air conditioned with thru wall units having solid covers with acoustical insulation which shall maintain a 50 dBA with outside noise level of L₁₀ of 79 dBA, that one elevator and one enclosed stair may be omitted, to permit a compactor room and to rearrange the interior layout, substantially as shown on revised drawings of proposed conditions

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marked 'Received October 23, 1979'—six sheets, and 'November 16, 1979'—one sheet; and that reference in the resolution to the condition that the existing sprinkler system be properly maintained, be omitted, and that the resolution be amended to read 'that a non-battery smoke detector with a self-contained alarm be installed in each apartment; that a rate-or-rise device be installed in the public halls and spaces on the commercial floors, including the cellar connected to an alarm that can be heard throughout the building', that a fire alarm station be installed on each floor; no living shall be allowed on any mezzanine less than 8' clear height or on any of the three lower floors; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 863-78)

22-68-A

APPLICANT—Halperin, Shivitz, Scholer, Schneider and Eisenberg for Rebco Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- proposed use of aluminum vertically pivoted windows along lot lines; previously granted on condition.

PREMISES AFFECTED—109 East 58th Street, north side, 90 feet east of Park Avenue, 110 East 59th Street, Block 1313, Lot 5 (formerly Lots 5, 10, 66 and 67), Borough of Manhattan.

APPEARANCES—

For Applicant: John Hronec and Byron Golden.

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., Special Order Calendar, for decision; additional information; hearing closed.

154-54-BZ

APPLICANT—Leonard F. Rothkrug for John Muzuki and Louis Moyette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester Avenue and 3101-3109 Wilkinson Avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx. Community Board #10BX.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Richard Litman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for continued hearing at the request of the applicant.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: Frederick A. Ketcher and Nancy Turner.

For Opposition: Martin Gamliel and Herbert Gallin, PE.

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5B district, in an existing twelve story manufacturing structure, the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard Boxer, Vincent Grasso and H. K. Shapiro.

For Opposition: Doris Diether, Jeffrey Ween, John H. Ross and Isaac Rosario.

For Administration: Sandy Hornick, CPC.

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

1112-78-BZ

APPLICANT—Nicholas J. Salvadeo for Philip Ressa, Contract Vendee.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for applicant to properly notify all property owners within the affected area—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and cellar office building with accessory parking in the open area.

PREMISES AFFECTED—Victory Boulevard, south side, 100 feet east of Canterbury Avenue, Block 2085, Lot 14-T, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo and J. Turvey.

For Opposition: George Talaszek, Patricia Talaszek and Maxine Destefanis.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision, hearing closed.

63-79-BZ

APPLICANT—George J. Meltzer for John Menzollilo, owner.

SUBJECT—Application January 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story and cellar enlargement to an existing two family dwelling and dentist's office to be used as a funeral establishment.

PREMISES AFFECTED—58-12 Main Street, 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens. Community Board #7Q.

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APPEARANCES—

For Applicant: Ronald Ogur.

For Opposition: Richard Herce and many others.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing.

64-79-A

APPLICANT—George J. Meltzer for John Manzolillo, owner.

SUBJECT—Application January 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of frame structure as Dental office.

PREMISES AFFECTED—58-12 Main Street and 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C6-1 district, in an existing seven story building, the conversion of the second through seventh floors into joint living/working quarters for artists.

PREMISES AFFECTED—351/53 Jay Street, east side, 147.7 feet south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

ACTION OF BOARD—Decision deferred to December 11, 1979, at 10 A.M., hearing closed.

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a decision of the Borough Superintendent re- bedroom windows.

PREMISES AFFECTED—351-353 Jay Street, east side, 147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn.

ACTION OF BOARD—Decision deferred to December 11, 1979, at 10 A.M., hearing closed.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application March 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district the construction and maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Isadore Gubernick C.B. #11Q, Anthony Zate, Marthe Blake, LaRocque Waters, Mary Deveau, M. H. Lee, Loys Gubernick and Samuel Hoptery.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision, hearing closed.

335-79-BZ

APPLICANT—Joseph Pell Lombardi for Fifth Avenue Loft Corporation, owner.

SUBJECT—Application March 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and M1-8 district in an existing 13 story commercial and manufacturing structure, the conversion of all floors above the first floor into a multiple dwelling extending into M1 district.

PREMISES AFFECTED—140 Fifth Avenue, southwest corner of West 19th Street, Block 820, Lot 47, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision; hearing closed.

336-79-A

APPLICANT—Joseph Pell Lombardi for Fifth Avenue Loft Corporation, owner.

SUBJECT—Application March 28, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling law.

PREMISES AFFECTED—140 Fifth Avenue and 2/6 West 19th Street, southwest corner, Block 820, Lot 47, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision; hearing closed.

499-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Raben Service Center Incorporation, owner.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, at an existing automotive service with accessory uses previously before Board, the erection of a one story enlargement and the addition to the uses to include automobile repairs and automobile sales.

PREMISES AFFECTED—1767-77 Cropsey Avenue, northwest corner of 18th Avenue, Block 6435, Lot 1, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision; hearing closed.

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514-79-BZ

APPLICANT—Arthur Guttman for Loft Management Company, owner.

SUBJECT—Application April 30, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 of the New York City Charter, of the Zoning Resolution, to permit in an M1-5 district, on a plot with an existing eight story commercial and manufacturing structure, the conversion of the second through eighth floors into a multiple dwelling.

PREMISES AFFECTED—39 East 19th Street, north side, 200 feet west of Park Avenue South, Block 848, Lot 28, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for continued hearing; additional information.

548-79-BZ

APPLICANT—Alvin Hausman for M. Weitzner, D. Weitzner individually and as Trustees L. W. and T. of Henry M. Weitzner, owner.

SUBJECT—Application May 4, 1979—decision of Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story commercial and manufacturing structure the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—247-251 West 29th Street, north side, 175 feet east of 8th Avenue, Block 779, Lots 10 and 12, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sheldon Lobel, Joseph Lombardi, Caldecot Chubb, Margres McClintock, Jay R. Levy and J. David Seay.

For Opposition: Eric L. Parham.

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for continued hearing.

549-79-BZ

APPLICANT—Joseph Pell Lombardi for G-T Properties Associates, owner.

SUBJECT—Application May 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit, in a C5-5 district, in an existing 33 story structure, the conversion of the third through thirty third floors into apartments that creates non-compliance in lot area per room.

PREMISES AFFECTED—55 Liberty Street, northwest corner of Nassau Street, Block 64, Lot 8, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi and Alex J. Curci.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision; hearing closed.

581-79-BZ

APPLICANT—Dominick Salvati and Son for William Bastardi and d/b/a B. and B. Auto Parts Incorporated, owner.

SUBJECT—Application May 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing automobile supply store and machine shop establishment, previously before the Board.

PREMISES AFFECTED—1255 East 180th Street, north side, 116.98 feet west of Van Nest Avenue, Block 4015, Lot 38, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: Joseph Savino, Jr. and others.

ACTION OF BOARD—Laid over to November 27, 1979, at 10 A.M., for hearing.

616-79-BZ

APPLICANT—William R. Sachs for Noneva Realty Corporation, owner.

SUBJECT—Application May 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (CL) district, the conversion of a four story structure into a multiple dwelling that does not have the required special district certification and layout.

PREMISES AFFECTED—363 West 46th Street, northeast corner of Ninth Avenue, Block 1037, Lot 6, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: William R. Sachs, Shirley Zwirn, Theodore D. Sherman and Seymour Detsky.

For Opposition: Robin A. Kramer, C.P.C., and Jean C. Layderibes.

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

764-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the construction of a penthouse enlargement to existing eight story building and the conversion from manufacturing and commercial occupancy into a multiple dwelling that has less than the required distance between window and lot lines.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Paul D. Selver.

For Opposition: Doris Diether, C.B. #2M.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision; hearing closed.

765-79-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan.

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THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at
10 A.M., for decision; hearing closed.

781-79-BZ

APPLICANT—Maurice Intrator for Horace Bullard, owner.

SUBJECT—Application July 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing store and the change in use into a public library that creates non-compliance within the required front and side yard.

PREMISES AFFECTED—947 Castle Hill Avenue, northwest corner of Bruckner Boulevard, Block 3688, Lot 42, Borough of Bronx. Community Board #9BX.

APPEARANCES—

For Applicant: Horace Bullard.

For Opposition: Ireta London and Juanita Tyler.

ACTION OF BOARD—Laid over to December 11, 1979, at
10 A.M., for continued hearing; additional information.

898-79-BZ

APPLICANT—Lauria Associates for Larow Property Incorporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement in area of an existing two story dwelling and the conversion of the first floor into a store that creates non-conformity and increases the degree of non-compliance within the front yard.

PREMISES AFFECTED—4200 Hylan Boulevard, southwest corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Ed. Laurie, P.E.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at
10 A.M., for decision; hearing closed.

899-79-A

APPLICANT—Lauria Associates for Larow Property, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- proposed increase in area, on the third floor and proposed extension on the existing J3 use to the third floor.

PREMISES AFFECTED—4200 Hylan Boulevard, southwest corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at
10 A.M., for decision; hearing closed.

900-79-BZ

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R8 district, the erection of four additional stories on an existing five story office building and the conversion into a multiple dwelling that increases the degree of non-compliance in floor area ratio and open space ratio and creates non-compliance in lot area per room and the minimum distance between windows and lot lines.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Jerome Gartner.

ACTION OF BOARD—Laid over to November 27, 1979, at
10 A.M., for continued hearing.

901-79-A

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan.

ACTION OF BOARD—Laid over to November 27, 1979, at
10 A.M., for continued hearing.

923-79-BZ

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story enlargement to an existing one story retail store structure and the change in occupancy into a plumbing contractors establishment.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of East 84th Street, Block 8021, Lot 37, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at
10 A.M., for decision, hearing closed.

924-79-A

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—appeal from decision of Borough Superintendent, re- Proposed Plumbing Contractor's establishment, including loading and unloading and overnight parking of two small van trucks.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of 84th Street, Block 8021, Lot 37, Borough of Brooklyn.

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THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to December 4, 1979, at
10 A.M., for decision, hearing closed.

341-79-BZ

APPLICANT—Leonard F. Rothkrug for Vincent and Lucy
Calicchio, owners.

SUBJECT—Application April 3, 1979—decision of the Bor-
ough Superintendent, under Section 73-18 of the Zoning
Resolution, to permit in a R3-2 (RSD) district, the con-
struction of one story building to be occupied as a riding
stable and academy with less than the required sidewalk
trees.

PREMISES AFFECTED—201 Winant Avenue, east side,
256.13 feet south of Lucille Avenue, Block 7044, Lots 222
and 228, Rossville, Borough of Staten Island. Community
Board #3S.I.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Hyman Muss.

RECOMMENDATION OF THE COMMUNITY
BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application
on October 9, 1979, after due notice by publication in the
Bulletin; laid over to October 23, 1979; then to November
20, 1979; and

WHEREAS, the decision of the Borough Superintendent,
dated March 23, 1979, acting on N.B. Applic. #442/1979,
reads:

"1. The proposed stable and accessory building lo-
cated in a R3-2 zoning district within the Special South
Richmond Development District is permitted only by
special permit granted by the Board of Standards and
Appeals pursuant to Section 22-21 of the Zoning Reso-
lution.

2. The proposed development located within the
Special South Richmond Development District with an
insufficient number of existing sidewalk trees is con-
trary to Section 107-322(8) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site
and neighborhood evaluation by a committee of the Board
consisting of Commissioner John J. Walsh, P.E. and Com-
missioner John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in
the record supports the findings required to be made under
Section 73-18 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does
hereby make the required findings and *grant a Special Permit*
under Section 73-18 of the Zoning Resolution, to permit in
an R3-2 SRD district, the erection of a one-story building
to be occupied as a riding academy and stable *on condition*
that all work shall substantially conform to drawings filed
with this application, marked "Received April 3, 1979", 10
sheets, and "October 2, 1979", 2 sheets; and *on further con-*
dition that this special permit shall be limited to a term of
3 years; that sidewalk trees be planted in accordance with
Section 107-322 of the Zoning Resolution; that all riding
facilities be contained within the four acres of this site; that
screening be provided around the two corrals; that no horse-

back riding shall take place on or near surrounding proper-
ties; that no Building Department permit shall be issued
until 31 days after the date of certification of this resolution;
and that all laws, rules and regulations applicable be complied
with, and that substantial construction be completed within
one year from the date of this resolution.

342-79-A

APPLICANT—Leonard F. Rothkrug for Vincent and Lucy
Calicchio, owners.

SUBJECT—Application April 3, 1979—appeal from a deci-
sion of the Borough of Superintendent re- proposed build-
ing not fronting on legal street, storm sewers and frame
building without sprinklers.

PREMISES AFFECTED—201 Winant Avenue, east side,
256.13 feet south of Lucille Avenue, Block 7044, Lots 222
and 228, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Hyman Muss.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,
dated March 23, 1979, on N.B. Applic. #442/75, reads:

"3. The street giving access to proposed building is
not placed on the official map of the City of New York,
therefore:

a) A certificate of occupancy may not be issued
as per Art. 3, Sec. 36 of the General City Law.

b) Proposed construction does not have at least
8% of the total perimeter of the building fronting
directly upon a legally mapped street or frontage
space and is therefore contrary to Sec. C26-401.1 of
the Administrative Code.

4. The proposed use of drywells for 100% disposal
of storm water when no public storm sewers into which
discharge is feasible are located within 500 feet of the
property is contrary to Section P110.2(c), RS-16 of the
Administrative Code.

5. The proposed stable (occupancy group B-1) to
be built of assemblies complying with Construction Group
IIB without sprinklers is contrary to Section C26-405.1
and C26-405.2 and Table 4-1 of the Administrative Code.

6. The proposed building exceeding 1000 sq. ft. with
spaces exceeding 500 sq. ft. of occupancy group B-1 to
be built without sprinklers is contrary to Sections C26-
1701.1(c) and C26-1701.1(d) of the Administrative
Code."

and

WHEREAS, a site evaluation was made by a committee of
the Board consisting of Commissioner John J. Walsh, P.E.
and Commissioner John B. Cincotta.

Resolved, that the decision of the Borough Superintendent,
dated March 23, 1979, acting on N.B. Applic. #442/75, Ob-
jection Nos. 3 a and b, 4, 5 and 6, be and it hereby is modified
and that the appeal be and it hereby is *granted on condition*
that the volume of the dry wells be of sufficient capacity to
contain 2 inches of water over the roof and paved areas and
1 inch of water over the remainder of the lot, same to be
verified by the Department of Buildings; that the volume of
voids of selected gravel carefully placed under and to the
sides of the dry wells may be used to satisfy the required
retained volume as long as it represents not more than 25
percent of the volume required, a minimum of 75 percent of
volume to be within the dry wells; that when a storm sewer
is constructed in the street fronting this site, the structure

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then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 3 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to the resolution adopted this date under Cal. No. 341-79-BZ; that 5 hand fire extinguishers be conspicuously mounted within the building; that smoke detectors be installed connected to an exterior alarm that can be heard throughout the premises; and that all laws, rules and regulations shall be complied with.

640-79-BZ

APPLICANT—Sheldon Lobel for The Forester Company and Cord Meyer Development Company, Incorporated, owner. Elaine Powers Salons, lessee.

SUBJECT—Application June 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing fourteen story multiple dwelling, the change in use of a portion of the first floor from a store into a physical culture establishment.

PREMISES AFFECTED—111-01/15 and 111-29 Queens Boulevard, southwest corner of 75th Avenue, Block 2239, Lot 1, Forest Hills, Borough of Queens. Community Board #6Q.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin; laid over to November 20, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1979, acting on Alt. Applic. #408/1979, reads:

"1. Proposed change of use from store (Use Group 6) to "Physical Culture Establishment" in a building located in an R6 district is contrary to Section 22-00 and Section 52-34 of the Zoning Resolution (Note Physical Culture Establishment in Use Group 9)

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #6Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning

Resolution, to permit in an R6 district, in an existing 14-story multiple dwelling, the change in use of a portion of the first floor from a store into a physical culture establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 4, 1979", 1 sheet and "November 16, 1979", 3 sheets; and *on further condition* that this variance shall lapse with any change in ownership or control; that the use be restricted to an exercise salon for women only; that the hours of operation be limited to from 9 A.M. to 9 P.M. Monday through Friday, 9 A.M. to 4 P.M. Saturday, closed on Sunday; that this variance shall be limited to a term of 5 years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

726-79-BZ

APPLICANT—Charles A. Magrino for June Group Purchasing Company, Incorporated, owner.

SUBJECT—Application June 18, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in an C1-2 and R5 district, the change in use of an existing theatre and store establishment into a roller skating rink and with an accessory amusement arcade in one store.

PREMISES AFFECTED—148-152 Beach 116th Street, east side, 220 feet north of Ocean Promenade, Block 16188, Lot 30, Rockaway Park, Borough of Queens. Community Board #14Q.

APPEARANCES—

For Applicant: Charles A. Magrino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin; laid over to November 20, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated June 14, 1979, acting on Alt. Applic. #447/1979, reads:

"4. Proposed change in use of motion picture theatre (UG 8) to a roller-skating rink (UG 12) in a C1-2 and R5 zones is contrary to sections 52/34, 32/21, and 52/36 Zoning Resolution.

4a. Proposed change to an amusement device area (UG 15) contrary to sections 32/24 and 52/36 Zoning Resolution.

8. Structural alteration to a building substantially occupied by a non-conforming use is contrary to Section 52/22 Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll; and

WHEREAS, Community Board #14Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolu-

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tion, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R5 district, the change in use of an existing theatre and store establishment into a roller skating rink and with an accessory amusement arcade in one store on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 18, 1979", 8 sheets; and *on further condition* that this variance shall be limited to a term of 10 years; that there shall be no alcoholic beverages sold or consumed on the premises; that the existing tavern shall vacate the premises upon expiration of the current lease; that the hours of operation be restricted to disco sessions: 3 P.M. to 6 P.M. and 7 P.M. to 11 P.M. Monday through Thursday, 3 P.M. to 6 P.M., 7 P.M. to 10 P.M. and 11 P.M. to 2 A.M. Friday, 12 Noon to 3 P.M., 4 P.M. to 7 P.M. and 8 P.M. to 12 Midnight Saturday and Sunday; that adult supervision and security be provided by a manager, assistant manager, doorman and five (5) licensed, bonded, uniformed guards with walkie-talkie communication control; that no building department permit shall be issued within 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 5:55 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 1979
2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

550-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
Owner of Premises—Mit-Will Realty.

SUBJECT—Application May 7, 1979—for Modification of Certificate of Occupancy re- sprinkler system.

PREMISES AFFECTED—419/21 Fifth Avenue, east side, 12 feet north of 8th Street, Block 999, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated April 27, 1979, to Modify C.O. #133809, reads:

"Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to modify a Certificate of Occupancy in relation to the following building:

419/421 Fifth Avenue
Brooklyn, N. Y."

and

WHEREAS, the premises was inspected by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recom-

mended that the application be granted under certain conditions.

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted*, and that the Certificate of Occupancy be modified to require an approved automatic sprinkler system throughout the cellar; and that all other laws, rules and regulations applicable shall be complied with, and that substantial construction be completed within 6 months of the date of this resolution.

566-79-A

APPLICANT—Leonard F. Rothkrug for Cast Dur Realty Company, also known as Jet Sand and Stone Corporation, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Department of Ports and Terminals re- Storage of Asphalt.

PREMISES AFFECTED—38-05 College Point Boulevard, south side, 22.63 feet, east of Whitestone Expressway, Block 4942, Lot 57, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the letter of the Department of Ports and Terminals, dated April 18, 1979, on Permit #730256 dated November 21, 1973, reads:

"In reply to your letter of February 22, 1979 and subsequent telephone conversations, I repeat, as per my prior letter, that the storage of asphalt at the above site does not comply with the New York City Building Code.

You have been advised that you may appeal this matter to the Board of Standards and Appeals, in prior telephone conversations.

In reply to your letter of February 22, 1979, your present permit will be extended to May 15, 1979. The permit will not be extended beyond that date unless the Department of Ports and Terminals receives satisfactory proof that this matter has been submitted to the Board of Standards and Appeals and that the Board will Hear the matter before their summer break. The last Hearing is scheduled for July 24, 1979. Then, there will be a long period before the Board reconvenes.

If this matter is not acted upon by the Board of Standards and Appeals, based upon the requirements of the New York City Building Code, the storage of asphalt at the plant must cease.

Your client has been granted three (3) years in which to comply with the Code's requirements, and now, this temporary permission must cease."

WHEREAS, the premises was inspected by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Department of Ports and Terminals dated April 18, 1979 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a fire alarm pull box with central office connection be located at the control house; that a 300 foot by 2½ inch canvas hose be provided for connection to City fire hydrant; that a minimum of 11 portable extinguishing units be provided; that the appeal is *granted* for a term of three years; and *on further conditions* that the building shall substan-

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tially conform to drawings marked received "May 14, 1979", 1 sheet and "October 22, 1979", 1 sheet and that all laws, rules and regulations shall be complied with.

686-79-A

APPLICANT—United Technologies Corporation or Consolidated Edison Company, owner, United Technologies Corporation, lessee.

SUBJECT—Application June 8, 1979—appeal from a decision of the Fire Commissioner, re- Reformer Burner 301-E, Turbo Compressor Auxiliary Burner BRN 101-C, and Thermal Management Burner BRN 401-C.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue C, Block 990, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lt. P. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, the letter of the Fire Department, dated May 21, 1979, reads:

"We have received your submission concerning Reformer Burner, BRN 301-E; Turbo Compressor Auxiliary Burner BRN 101-C; and Thermal Management Burner BRN 401-C.

Your request for approval is denied and the denial may be appealed to the Board of Standards and Appeals.

Please note that Board of Standards and Appeals Resolution 198-78A concerning the Fuel Cell requires all burners and pumps to be approved by the Board of Standards and Appeals."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions; and

WHEREAS, the burners have been designed to comply with all pertinent sections of National Fire Prevention Association (NFPA) 85.

Resolved, that the order and decision of the Fire Commissioner, dated May 21, 1979, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the burners shall substantially conform to drawings marked received "June 8, 1979", 11 sheets; and that all laws, rules and regulations shall be complied with.

690-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Prestone Prime Gas Dryer" in 12 oz. plastic container with resistant cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Clara G. Stewart.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 14, 1979, on Folder #122-322A, reads:

"We regret to inform you that your application to register your product 'Prestone Prime Gas Dryer' a Flammable Mixture with a flash point below 75°F (T.O.C.) in containers as follows: 12 fl. oz.-cone top cylinder-polyethylene-Sunbeam Dwg. No. C-17013-2 with child resistant friction fit-Sunbeam Dwg. C-17014-2 is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N. Y. C. Adm. Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated May 14, 1979 acting on Folder Number 122-322A, be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "June 12, 1979", 2 sheets, that the modification shall apply to "Prestone Prime Gas Dryer" in 12 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 690-79-A", that stacking shall be limited to 15 cartons high and that in all other respects all laws, rules and regulations applicable shall be complied with.

691-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 12, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Prestone Prime Gas Dryer" in 12 oz. plastic container with child resistant cap, container not in compliance with the regulation of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Clara Stewart.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 14, 1979, on Folder #122-322 A, reads:

"We regret to inform you that your application to register your product 'Prestone Prime Gas Dryer' a Flammable Mixture with a flash point below 75°F (T.O.C.) in containers as follows: 12 fl. oz. cone top cylinder-Polyethylene-Monsanto Dwg. No. MC 9-8500D with child resistant friction fit—Owens Illinois Dwg. L-6 and L-9 is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N.Y.C. Adm. Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

MINUTES

Resolved, that the decision of the Fire Commissioner dated May 14, 1979, acting on Folder Number 122-322A, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "June 12, 1979", 2 sheets, that the modification shall apply to "Prestone Prime Gas Dryer" in 12 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 691-79-A", that stacking shall be limited to 15 cartons high and that in all other respects all laws, rules and regulations applicable shall be complied with.

708-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2154 South Service Road, south side, 436.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 45, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4
Negative: 0
Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #478/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979 acting on N.B. Applic. #478/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements

of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

709-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2144 South Service Road, south side, 536.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 49, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4
Negative: 0
Absent: Vice Chairman Agusta, Commissioner Wolf .. 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #479/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979 acting on N.B. Applic. #479/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 18, 1979". 2 sheets and that all laws, rules and regulations shall be complied with.

710-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

MINUTES

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2136 South Service Road, south side, 636.25 feet east of Pleasant Plains Avenue, Block 7499, Lot 53, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner, Wolf 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #480/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979, acting on N.B. Applic. #480/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received June 18, 1979, 2 sheets, and that all laws, rules and regulations shall be complied with.

711-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2130 South Service Road, south side, 698.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 56, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #481/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979 acting on N.B. Applic. #481/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

712-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2126 South Service Road, south side, 718.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 58, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #482/79, reads:

MINUTES

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979, acting on N.B. Applic. #482/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108 539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

713-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2122 South Service Road, south side, 738.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 60, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf .. 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #483/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E.

and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979 acting on N.B. Applic. #483/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

714-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2116 South Service Road, south side, 758.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 62, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #484/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979, acting on N.B. Applic. #484/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume

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as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

715-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2106 South Service Road, south side, 838.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 67, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf .. 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #485/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979, acting on N.B. Applic. #485/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on

the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

716-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2096 South Service Road, south side, 938.76 feet east of Pleasant Plains Avenue, Block 7499, Lot 72, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #486/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979 acting on N.B. Applic. #486/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 18, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

532-78-A

APPLICANT—Ralph J. Schwarz, Jr. for York Amusement Company, Incorporated, owner, Jolar Cinema, Incorporated, lessee.

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SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

APPEARANCES—

For Applicant: Michael Ketring, I. Minkin, B.D. and Ralph J. Schwarz, Jr.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for hearing.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for hearing.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for hearing.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novel- ties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for hearing.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Jean Messina and Kathryn Fahy, owner, Queens Paperbook Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—247 West 42nd Street, north side, 237.6 feet east of Eighth Avenue, Block 1014, Lot 11, Borough of Manhattan.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for hearing.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet east of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for hearing.

540-78-A

APPLICANT—Ralph L. Schwartz, Jr. for Michael Zaffarano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for hearing.

338-79-A

APPLICANT—Sajra Discount Department Stores, Incorporated, owner.

SUBJECT—Application March 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—1963 Prospect Avenue, north- west corner of East Tremont Avenue, Block 3093, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Jack Antona.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

362-79-A

APPLICANT—Silverman and Cika for Mrs. Verylan Hamilton, owner.

SUBJECT—Application April 11, 1979—appeal from a deci- sion of the Borough Superintendent, re- floor area contrary to the Multiple Dwelling Law.

PREMISES AFFECTED—633 West 152nd Street, north side, 7.9 feet east of Riverside Drive, Block 2099, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Craig Williams.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Decision deferred to November 27, 1979, at 2 P.M., hearing closed.

MINUTES

553-79-A

APPLICANT—William E. Cratty for Intercontinental Lubricants Corporation, owner.

SUBJECT—Application May 8, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as Old New England Lamp Oil in plastic bottle, not in compliance with regulation of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to December 4, 1979, at 2 P.M., hearing closed.

572-79-A

APPLICANT—McGee and Morsellino for Bessie Reichman, owner, Save Way Astoria Incorporated, Long-term, lessee.

SUBJECT—Application May 16, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service gasoline station is Contrary to Sec. 19-73-0-b2 of the Administrative Code.

PREMISES AFFECTED—38-01 21st Street, southwest corner of 38th Avenue, Block 471, Lot 734, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred to December 11, 1979, at 2 P.M., hearing closed.

668-79-A

APPLICANT—Wechsler-Grasso-Menziuso for 23rd Street, Loft Corporation, owner.

SUBJECT—Application June 7, 1979—appeal from a decision of the Borough Superintendent re- rear yard, ventilation, egress.

PREMISES AFFECTED—241-243 west 23rd Street, north side, 385 feet west of 7th Avenue, Block 773, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Al Menziuso and Carol J. Ott.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Decision deferred to November 27, 1979, at 2 P.M., hearing closed.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for 16 West 14th Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for modification of certificate of occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14th Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Mr. Sutton.

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for continued hearing; hearing closed.

720-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Preston Avenue, southwest corner of Ogden Street, Block 5324, Lot 228, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger Parker.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

721-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Ogden Street, south side, 100 feet west of Preston Avenue, Block 5324, Lot 223, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

722-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—24 Ogden Street, south side, 185 feet west of Preston Avenue, Block 5324, Lot 218, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision, hearing closed.

723-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—445 Oakdale Street, northwest corner of Preston Avenue, Block 5324, Lot 235, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

MINUTES

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision, hearing closed.

724-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Preston Avenue, west side, 66.67 feet south of Ogden Street, Block 5324, Lot 231, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision, hearing closed.

731-79-A

APPLICANT—Thomas Rochon for Lispenard Studio Corporation, owner.

SUBJECT—Application June 20, 1979—appeal from Fire Commissioner re- fire alarm system.

PREMISES AFFECTED—45-51 Lispenard Street, north side, 178 feet west of Broadway, Block 210, Lot 26, Borough of New York.

APPEARANCES—

For Applicant: Charles W. Haffey.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for continued hearing, additional information to be submitted.

737-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 22, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Prestone Windshield Washer Concentrate" in (16) sixteen fluid ounce polyethylene bottle—Owens—Illinois BC-1-1757 with child resistant screw cap polyethylene-polypropylene two piece container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Clara G. Stewart.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to November 27, 1979, at 2 P.M., for decision, hearing closed.

738-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 22, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Prestone Squeeze De-Icer" in (16) sixteen fluid ounce polyethylene bottle Owens—Illinois BC-1-1757 with child resistant screw cap polyethylene-Polypropylene two piece container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Clara G. Stewart.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to November 27, 1979, at 2 P.M., for decision, hearing closed.

762-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for The Church Charity Foundation of Long Island, owner.

SUBJECT—Application July 2, 1979—for Modification of Certificate of Occupancy #211766 re- sprinkler system.

PREMISES AFFECTED—480 Herkimer Street, south side, 300 feet west of Albany Avenue, Block 1705, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: George Santos.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Laid over to November 27, 1979, at 2 P.M., for decision; hearing closed.

780-79-A

APPLICANT—Alphonse J. Calvanico for John Mucha, owner.

SUBJECT—Application July 6, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—369 Harold Avenue, northeast corner of Kinghorn Street, Block 5405, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Roger J. Parker.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

821-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for Modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Sheldon Lobel.

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for continued hearing; additional information to be submitted.

MINUTES

830-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard,, Block 327, Lot 110, Clove Lake, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria, P.E.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision, hearing closed.

831-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 112, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh, Commissioner Cincotta 4

Negative 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

832-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979, filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 113, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

833-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 115, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

834-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 116, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

835-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 118, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta ... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

836-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 119, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

837-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 121, Clove Lake, Borough of Staten Island.

MINUTES

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh and Commissioner Cincotta 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf. 2
ACTION OF BOARD—Laid over to December 11, 1979, at
2 P.M., for decision; hearing closed.

838-79-A

APPLICANT—Lauria Associates for Ocean View Estates,
Incorporated, Contract Vendee.
SUBJECT—Application July 25, 1979—filed pursuant to
Section 36, Article 3 of the General City Law re- proposed
building not fronting on a legally mapped street.
PREMISES AFFECTED—Clove Loop, south side, 1543.13
feet west of Victory Boulevard, Block 327, Lot 122, Clove
Lake, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh and Commissioner Cincotta 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf. 2
ACTION OF BOARD—Laid over to December 11, 1979, at
2 P.M., for decision; hearing closed.

839-79-A

APPLICANT—Lauria Associates for Ocean View Estates,
Incorporated, Contract Vendee.
SUBJECT—Application July 25, 1979—filed pursuant to
Section 36, Article 3, of the General City Law re- proposed
building not fronting on a legally mapped street.
PREMISES AFFECTED—Clove Loop south side, 1543.13
feet west of Victory Boulevard, Block 327, Lot 124, Clove
Lake, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh and Commissioner Cincotta 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf. 2
ACTION OF BOARD—Laid over to December 11, 1979, at
2 P.M., for decision; hearing closed.

840-79-A

APPLICANT—Lauria Associates for Ocean View Estates,
Incorporated, Contract Vendee.
SUBJECT—Application July 25, 1979—filed pursuant to
Section 36, Article 3, of the General City Law re- proposed
building not fronting on a legally mapped street.
PREMISES AFFECTED—Clove Loop south side, 1543.13
feet west of Victory Boulevard, Block 327, Lot 125, Clove
Lake, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh and Commissioner Cincotta 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf. 2
ACTION OF BOARD—Laid over to December 11, 1979, at
2 P.M., for decision; hearing closed.

841-79-A

APPLICANT—Lauria Associates for Ocean View Estates,
Incorporated, Contract Vendee.
SUBJECT—Application July 25, 1979—filed pursuant to
Section 36, Article 3, of the General City Law re- proposed
building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop south side, 1543.13
feet west of Victory Boulevard, Block 327, Lot 127, Clove
Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh and Commissioner Cincotta 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf. 2
ACTION OF BOARD—Laid over to December 11, 1979, at
2 P.M., for decision; hearing closed.

842-79-A

APPLICANT—Lauria Associates for Ocean View Estates,
Incorporated, Contract Vendee.
SUBJECT—Application July 25, 1979—filed pursuant to
Section 36, Article 3, of the General City Law, re- pro-
posed building not fronting on a legally mapped street.
PREMISES AFFECTED—Clove Loop, south side, 1543.13
feet west of Victory Boulevard, Block 327, Lot 128, Clove
Lake, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh and Commissioner Cincotta ... 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf 2
ACTION OF BOARD—Laid over to December 11, 1979,
at 2 P.M., for decision; hearing closed.

843-79-A

APPLICANT—Lauria Associates for Ocean View Estates,
Incorporated, Contract Vendee.
SUBJECT—Application July 25, 1979—filed pursuant to
Section 36, Article 3, of the General City Law, re- pro-
posed building not fronting on a legally mapped street.
PREMISES AFFECTED—Clove Loop, south side, 1543.13
feet west of Victory Boulevard, Block 327, Lot 130, Clove
Lake, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh and Commissioner Cincotta ... 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf 2
ACTION OF BOARD—Laid over to December 11, 1979,
at 2 P.M., for decision; hearing closed.

844-79-A

APPLICANT—Lauria Associates for Ocean View Estates,
Incorporated, Contract Vendee.
SUBJECT—Application July 25, 1979—filed pursuant to
Section 36, Article 3, of the General City Law, re- pro-
posed building not fronting on a legally mapped street.
PREMISES AFFECTED—Clove Loop, south side, 1543.13
feet west of Victory Boulevard, Block 327, Lot 131, Clove
Lake, Borough of Staten Island.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Walsh and Commissioner Cincotta ... 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf 2
ACTION OF BOARD—Laid over to December 11, 1979,
at 2 P.M., for decision; hearing closed.

845-79-A

APPLICANT—Lauria Associates for Ocean View Estates,
Incorporated, Contract Vendee.

MINUTES

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 133, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

846-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 134, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

847-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 136, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

848-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 137, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

849-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 138, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

850-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 140, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf. 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

851-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 141, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

852-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 143, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

MINUTES

853-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1545.13 feet west of Victory Boulevard, Block 327, Lot 144, Clove Lake, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Wolf ... 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision; hearing closed.

868-79-A

APPLICANT—Edward Lauria for Singer Studio Corporation, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—561 Broadway, southwest corner of Prince Street, Block 498, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward Lauria, Aaron Gelbwaks, Alfred Menzioso, Ira Weissman, Bernard Marson and others.

For Opposition: Hon. Robert F. Wagner, Deputy Mayor and Dep. Comm. I. Minkin B.D. and others.

ACTION OF BOARD—Laid over to November 28, 1979, at 10 A.M., for continued hearing.

1123-79-A

APPLICANT—Albert Melniker, for 896 Huguenot Avenue, owner.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—896 Huguenot Avenue, west side. 129.17 feet north of Amboy Road, Block 6815, Lot 53, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, and Commissioner Cincotta. .. 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision, hearing closed.

1124-79-A

APPLICANT—Albert Melniker for 900 Huguenot Avenue Incorporated, owner, Staten Island Saving Bank, lessee.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—900 Huguenot Avenue, west side, 154.17 feet north of Amboy Road, Block 6815, Lot 55, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Wolf . 2

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., for decision, hearing closed.

1125-79-A

APPLICANT—Nicholas J. Salvadeo for Al-Pac Development Corporation, owner.

SUBJECT—Application October 23, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of Copper Tubing Contrary to Section P102.4(a)(2), RS-16 of the Administrative Code.

PREMISES AFFECTED—91 Wallace Avenue, southeast corner of McClean Avenue, Block 3113, Lot 21, South Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo, John J. Turvey, Leonard Kleiman and Steven Kleiman.

For Administration: Blase Parascanch, D.C. Dept. of Buildings.

ACTION OF BOARD—decision deferred to December 4, 1979, at 2 P.M., hearing closed.

Adjourned: 7:20 P.M.

ALAN D. GERSHUNY, *Executive Director*

1498

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BULLETIN

OF THE

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OF THE CITY OF NEW YORK

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No. 48

DIRECTORY

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
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TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed up to November 27, 1979

Cal. No. Dept. Premises Affected

1192-79-A—B.S.I.—164 Hitchcock Avenue, northwest corner of St. George Road, Block 2263, Lot 39, Richmondtown, Borough of Staten Island. N.B. #819/77, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1193-79-A—B.S.I.—156 Hitchcock Avenue, northwest corner of St. Andrews Road, Block 2263, Lot 47, Richmondtown, Borough of Staten Island. N.B. #820/77, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1194-79-A—B.S.I.—174 St. George Road, south side, 100.00 feet west of Hitchcock Avenue, Block 2263, Lot 34, Richmondtown, Borough of Staten Island. N.B. #821/77, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1195-79-A—B.S.I.—161 St. Andrews Road, north side, 103.83 feet west of Hitchcock Avenue, Block 2263, Lot 52, Richmondtown, Borough of Staten Island. N.B. #822/77, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1196-79-A—B.S.I.—311 Candon Avenue, north side, 100.00 feet west of Bloomingdale Road, Block 7100, Lot 153, Rossville, Borough of Staten Island. N.B. #1547/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1197-79-A—B.S.I.—321 Candon Avenue, west side, 180.00 feet west of Bloomingdale Road, Block 7100, Lot 157, Rossville, Borough of Staten Island. N.B. #1549/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water Local Law #7).

1198-79-A—B.S.I.—317 Candon Avenue, north side, 140.00 feet west of Bloomingdale Road, Block 7100, Lot 155, Rossville, Borough of Staten Island. N.B. #1584/79, re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1199-79-A—B.M.—165-167 Duane Street, northwest corner of Hudson Street, Block 143, Lot 1, Borough of Manhattan. Alt. #801/79, re-proposed conversion of class 3 N.F.P. building exceeding 7-story in height is Contrary to Section 277(2) of Multiple Dwelling Law.

1200-79-SA—Simplex Time Recorder Company Fire Alarm Controls Model #2001 Series, fire alarm controls for system operation and supervision of alarm, Division of Fire Alarm, Manufactured by Simplex Time Recorder Company.

1201-79-A—B.Bx.—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lots 1 and 59, Borough of The Bronx. Alt. #331/79, re-Self Service gasoline station, Contrary to C19-73-0-b-2. of the Administrative Code of the City of New York.

1202-79-A—B.S.I.—832 Edgegrove Avenue, southeast corner of Marcy Avenue, Block 6833, Lot 8, Woodrow, Borough of Staten Island. N.B. #41/78, re-storm water disposal (Local Law #7).

1203-79-A—B.S.I.—400 Stafford Avenue, south side, 100.00 feet east of Delmar Avenue, Block 6303, Lot 1, Annadale, Borough of Staten Island. N.B. #326/79, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1204-79-A—B.S.I.—4666 Hylan Boulevard, south side, 150.02 feet west of Arden Avenue, Block 5425, Lot 17, Annadale, Borough of Staten Island. N.B. #2133/78, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1205-79-A—B.S.I.—4672 Hylan Boulevard, south side, 208.35 feet west of Arden Avenue, Block 5425, Lot 13, Annadale, Borough of Staten Island. N.B. #2134/78, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1206-79-A—B.S.I.—4678 Hylan Boulevard, south side, 266.69 feet west of Arden Avenue, Block 5425, Lot 10, Annadale, Borough of Staten Island. N.B. #2135/78, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1207-79-A—B.Q.—119-45 6th Avenue, north side, 176.57 feet west of College Place, Block 3936, Lot 71, College Point, Borough of Queens. N.B. #352/79, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1208-79-A—B.Q.—119-47 6th Avenue, north side, 154.89 feet west of College Place, Block 3936, Lot 70, College Point, Borough of Queens. N.B. #353/79, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1209-79-A—B.Q.—119-49 6th Avenue, north side, 133.21 feet west of College Place, Block 3936, Lot 68, College Point, Borough of Queens. N.B. #354/79, re-proposed use of drywells for the disposal of storm water (Local Law #7).

1210-79-A—B.Q.—119-51 6th Avenue, north side, 103.26 feet west of College Place, Block 3936, Lot 67, College Point, Borough of Queens. N.B. #355/79, re-proposed use of drywells for the disposal of storm water (Local Law #7).

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

JANUARY 15, 1980, 10:00 A.M.

NOTICE IS HERBEY GIVEN of a public hearing, *Tuesday morning, January 15, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

343-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

CALENDAR

PREMISES AFFECTED—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens. Community Board #11Q.

344-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens. Community Board #11Q.

345-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens. Community Board #11Q.

126-79-A

APPLICANT—Leonard Boxer for 341-363 West 50th Street Redevelopment Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—341-349 West 50th Street, north side, 125 feet east of Ninth Avenue, Block 1041, Lots 6 and 11, Borough of Manhattan.

606-58-BZ

APPLICANT—Frank J. Rio for Anthony Caputo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, south side, 416 feet 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn. Community Board #9BK.

773-58-BZ

APPLICANT—Abraham M. Lindenbaum for Nellie Blye Amusement Park, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance

which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use, D area district, the erection and maintenance of a retail store and a restaurant occupying more than the permitted area and the relocating of a two family dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn. Community Board #13BK.

417-58-BZ

APPLICANT—Kenneth H. Koons for 98 Ravine Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 17, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the premises to be occupied for the parking and storage of motor vehicles limited to passenger car type only.

PREMISES AFFECTED—2333-2339 Cambreleng Avenue, west side, 109.14 feet south of Crescent Avenue, Block 3088, Lot 27, Borough of The Bronx. Community Board 6BX.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

576-77-BZ

APPLICANT—Thomas R. Kalsky for 693 Townhouse, Incorporated, owner.

SUBJECT—Application for consideration—to restore to the Calendar for possible reopening for re-hearing—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the erection of two additional stories on a one story commercial structure and the conversion into residential use.

PREMISES AFFECTED—689, 691 and 693 Washington Street, east side, 51 feet north of Charles Street, Block 632, Lot 3, Borough of Manhattan.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

CALENDAR

ZONING CASES

630-78-BZ

APPLICANT—Frank A. Vaccaro for Silvercrest Farms, Incorporated, owner.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 and C1-2 district, the enlarge in lot area to provide accessory parking and truck storage facilities for an existing milk bottling establishment.

PREMISES AFFECTED—80-22 Caldwell Avenue, southeast corner of Elliot Avenue, Block 2919, 2920, 2921, Lots 31, 38, 40, 42, 47, 48, 49, 50, 51 and 142, Elmhurst, Borough of Queens. Community Board #5Q.

645-78-BZ

APPLICANT—Barry J. Bank for Franchise Realty Interstate Corporation owner.

SUBJECT—Application August 9, 1978—decision of the Borough Superintendent, under Section 72-01(b) of the Zoning Resolution, to permit in a C2-2 district, in conjunction with the erection of a one story restaurant, the installation of business signs that exceed the permitted surface area and exceeds the permitted height above curb level.

PREMISES AFFECTED—2250 Flatbush Avenue, west side, 180 feet north of Fillmore Avenue, Block 8486, Lot 61, Borough of Brooklyn. Community Board #18BK.

360-79-BZ

APPLICANT—Dominick Salvati and Son, for Vincent Cervani, owner.

SUBJECT—Application April 10, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, the maintenance of a one story enlargement to an existing mixed building that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—237-9th Street, east side 20.4 feet north of 4th Avenue, Block 1003, Lot 41, Borough of Brooklyn. Community Board #6BK.

1089-79-BZ

APPLICANT—Thomas P. Crinnion for Riverdale Enterprises, owner, Barrymores, lessee.

SUBJECT—Application October 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the maintenance of an existing restaurant with limited accessory cabaret for a term of five years.

PREMISES AFFECTED—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of The Bronx. Community Board #8BX.

1099-79-BZ

APPLICANT—Arthur Guttman for 726-30 Broadway Realty Company, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 of the New York City Charter of the Zoning Resolution, to permit in an M1-5 district, the erection of three additional stories on an existing seven story manufacturing building that creates non-compliance in floor area ratio and creates non-compliance within the sky exposure plane and rear yard equivalent.

PREMISES AFFECTED—726-30 Broadway and 418-26 Lafayette Street, west side, 310.234 feet south of Astor Place, Block 545, Lot 15, Borough of Manhattan. Community Board #2M.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 15, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 15, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

567-79-A

APPLICANT—Thomas J. Argiro for DAP, Incorporated, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "DAP Pacer Panel and Dry Wall Adhesive" 11 oz. container with airtight replaceable caps and taps, container not in compliance with the Administrative Code of the City of New York.

578-79-A

APPLICANT—Nicholas J. Salvadeo for Biggica Excavating Company Incorporated, owner.

SUBJECT—Application May 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Woodcliff Avenue, southwest corner of Kinsey Place, Block 1290, Lot 50, Mariner Harbor, Borough of Staten Island.

789-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Connecticut Street, northwest corner of Hylan Boulevard, Block 7939, Lot 50, Tottenville, Borough of Staten Island.

790-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Connecticut Street, west side, 100 feet north of Hylan Boulevard, Block 7939, Lot 46, Tottenville, Borough of Staten Island.

791-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—146 Connecticut Street, west side, 164 feet north of Hylan Boulevard, Block 7939, Lot 43, Tottenville, Borough of Staten Island.

CALENDAR

792-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Connecticut Street, west side, 228 feet north of Hylan Boulevard, Block 7939, Lot 39, Tottenville, Borough of Staten Island.

793-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—33 Massachusetts Street, east side, 295 feet north of Hylan Boulevard, Block 7929, Lot 72, Tottenville, Borough of Staten Island.

794-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Massachusetts Street, east side, 230 feet north of Hylan Boulevard, Block 7939, Lot 68, Tottenville, Borough of Staten Island.

795-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 Massachusetts Street, east side, 165 feet north of Hylan Boulevard, Block 7939, Lot 65, Tottenville, Borough of Staten Island.

796-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Massachusetts Street, east side, 100 feet north of Hylan Boulevard, Block 7939, Lot 62, Tottenville, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 22, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 22, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

1348-27-BZ

APPLICANT—Lama and Vassalotti for C. Richard Hilker, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubrication car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island Avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lot 1, Borough of Brooklyn. Community Board #15BK.

813-63-BZ

APPLICANT—Max Siegel Associates for Milton P. Miller, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law to permit in an R8 and R10 district, the use of transient parking for the unused and surplus tenants spaces within an existing multiple dwelling accessory garage.

PREMISES AFFECTED—699-717 West End Avenue, west side from West 94th Street to West 95th Street, Block 1253, Lot 21, Borough of Manhattan. Community Board #7M.

26-70-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 29, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 11-413 of the Zoning Resolution, permitting in a C2-4 district, the erection of a one story enlargement to an existing automotive service station with accessory uses previously before the Board and the extension of term of variance.

PREMISES AFFECTED—4467 to 4469 Broadway, 700 to 706 West 192nd Street, southwest corner, Block 2180, Lot 513, Borough of Manhattan. Community Board #12M.

491-78-BZ

APPLICANT—Millard Bresin for Roclu Realty Corporation, owner; Amoco Oil Company, Long Term Lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 5, 1979—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, permitting in a C2-2 district, the reconstruction and rearrangement of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—4102-4114 Avenue U, southeast corner of Coleman Street, Block 8558, Lot 36, Borough of Brooklyn.

ZONING CASES

741-79-BZ

APPLICANT—Frank A. Vaccaro, for Network Courier Service, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-6 district, the enlargement in area and the use of the third floor of an existing three story

CALENDAR

building for residential use with commercial occupancy on the first and second floors.

PREMISES AFFECTED—544 Hudson Street, east side, 86.29 feet north of Charles Street, Block 621, Lot 4, Borough of Manhattan. Community Board #2M.

770-79-BZ

APPLICANT—Benjamin A. Shafran for John J. Crowe, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district the conversion of an existing three story building from commercial occupancy into a multiple dwelling.

PREMISES AFFECTED—179 Christopher Street, north side, 77.6 feet of Weehawken Street, Block 636, Lot 37, Borough of Manhattan. Community Board #2M.

880-79-BZ

APPLICANT—Donald Rowe for Paul Favaloro, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the maintenance of an enlargement to a one family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—21 O'Gorman Avenue, north side, 100 feet east of Buffalo Street, Block 4970, Lot 34, Terrace Bay, Borough of Staten Island. Community Board #3S.I.

951-79-BZ

APPLICANT—Guerine Salerni for Robert Sabbagh, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, the change in use of an existing structure from an auditorium with accessory uses into a gymnasium (racquetball) facility with accessory uses.

PREMISES AFFECTED—5911/23 8th Avenue, 801/11 60th Street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn. Community Board #12BK.

980-79-BZ

APPLICANT—Nicholas J. Salvadeo for De-Lu Realty Corporation, owner.

SUBJECT—Application August 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story and cellar medical office building that encroaches on the required front and side yards.

PREMISES AFFECTED—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

1071-79-BZ

APPLICANT—IRA Blair for JFM Enterprises, owner, Laforgia Fuel Oil Company, Incorporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution to permit in a M1-1 district, the erection of a one story commercial vehicle storage building that encroaches on the required yard along a district boundary.

PREMISES AFFECTED—1640 McDonald Avenue, west side, 247.108/8 feet south of 24th Avenue, Block 6582,

Lots 28, 30, 32 and 33, Borough of Brooklyn. Community Board #11BK.

1188-79-BZ

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from a hotel into a multiple dwelling.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan. Community Board #5M.

1189-79-A

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 16, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

Laid over from November 27, 1979, for continued hearing.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

Laid over from November 27, 1979, for continued hearing.

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

Laid over from November 27, 1979, for decision; hearing closed.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

JANUARY 22, 1980

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, January 22, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:*

857-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Country Peddler Lamp Oil" in twenty-eight (28) ounce plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulations of the Administrative Code of New York City.

858-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Country Peddler Lamp Oil" in thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap container not in compliance with regulations of the Administrative Code of New York City.

859-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Victorian Lamp Oil" in twenty-eight (28) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap containers not in compliance with regulations of the Administrative Code of New York City.

860-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Victorian Lamp Oil" in thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap. Containers not in compliance with regulations of the Administrative Code of New York City.

861-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Orient Trader Lamp Oil" twenty-eight (28) ounce, plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

862-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979 appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Orient Trader Lamp Oil". thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap containers not in compliance with regulation of the Administrative Code of New York City.

863-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Antigue Charm Lamp Oil" thirty-two ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

864-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil" twenty-eight (28) ounce, plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

865-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil" thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulations of the Administrative Code of New York City.

870-79-A

APPLICANT—Edward Lauria for Cyrenius F. Simonson, owner.
SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—4256 Arthur Kill Road, northwest corner of Block 7314, Lot 1, Borough of Staten Island.

876-79-A

APPLICANT—Alphonse J. Calvanico for Fred Susser, owner.
SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—31 Herrick Avenue, north side, 180 feet east of Gaynor Street, Block 7347, Lot 48, Princes Bay, Borough of Staten Island.

1215-79-A

APPLICANT—S. M. Limoggio for Howard Johnson's, owner.
SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.
PREMISES AFFECTED—247-21 Northern Boulevard, northwest corner of 247th Street, Block 8117, Lot 39, Borough of Queens.

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REGULAR MEETING

TUESDAY MORNING, NOVEMBER 27, 1979, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 13, 1979, were approved as printed in the Bulletin of November 22, 1979, Volume 64, Number 46.

632-19-BZ—Vol. III

APPLICANT—Henry M. Garsson for Metromedia, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, in an existing four story building, the change in occupancy from public garage to studios, offices and storage incidental to radio and television broadcasting with accessory garage.

PREMISES AFFECTED—215-217 East 67th Street, north side, 275 feet east of Third Avenue, Block 1422, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry M. Garsson.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1961, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 27, 1961 by adding thereto:

"To permit the accessory garage additional parking spaces for not more than twelve cars in lieu of the not more than five cars as previously required, substantially as shown on revised drawing of proposed conditions marked 'Received November 20, 1979'—one sheet; *on condition* that the storage shall be limited to non-combustibles only; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 87-79)

85-36-BZ—Vol. III

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 29, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the change of use from shelter, outdoor garage, parking of more than five cars and display of used cars, to gasoline service station, lubricatorium, auto repairs (hand tools only) car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush Avenue and 1832-1850 East 48th Street, northeast corner, Block 8487, Lot 1, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #18BK. was notified by the applicant on September 26, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on November 29, 1955, on certain conditions; and

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 29, 1955 as amended through September 9, 1970 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 245-55)

923-57-BZ

APPLICANT—Ludwig P. Bono for Square Sanitarium Incorporated (Westchester Square Hospital), owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 13, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking of more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx. Community Board #9BX.

APPEARANCES—

For Applicant: Ludwig P. Bono.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #9BX was notified by the applicant on August 18, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on June 24, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 24, 1958, as amended through February 13, 1974, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; *on condition* that the fences and gates shall be repaired where re-

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quired; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 998-57)

541-68-BZ

APPLICANT—Lama and Vassalotti for Anthony B. Dacchille, long term lessee, Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain Certificate of Occupancy which expired July 11, 1979—decision of the Borough Superintendent; previously granted on condition under Section 11-412 and 72-21 of the Zoning Resolution, permitting in a C1-2 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—1723 Richmond Road, north side, 1016.14 feet west of Four Corners Road, Block 887, Lot 7, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to obtain a Certificate of Occupancy.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 26, 1968, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a Certificate of Occupancy.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on November 26, 1968, as amended through July 11, 1978, only as to the time to obtain a Certificate of Occupancy, so that as amended this portion of the resolution shall read:

"that a Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."
(N.B. 727-68)

704-53-BZ

APPLICANT—Charles M. Spindler Associates for Ella Mandelbaum, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 23, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs and office, and permitting the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—145-55 New York Boulevard and 145-55 to 145-66 Farmers Boulevard, northeast corner, Block 13313, Lot 40, Jamaica, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: B. J. Amato.

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., Special Order Calendar, for continued hearing, additional information to be submitted.

530-64-BZ

APPLICANT—Neil Robert Berzak for Irving Teplitsky, executor for Estate of Max and Rebecca Teplitsky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 6, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area and extension of the uses of an existing golf driving range, office, restaurant and miniature golf course to include a baseball batting cage and additional golf tees.

PREMISES AFFECTED—231-05 to 234-05 Northern Boulevard, northeast corner of 231st Street, Block 8084, Lot 71, Block 8086, Lot 1, Block 8087, Lot 1, Block 8088, Lot 1, Block 8092, Lot 127, Block 8099, Lot 147, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Neil Robert Berzak, Irving Teplitsky, A. Hertzberg and Harold Davis.

For Opposition: Helen Philbin, C.B. #11Q and Virginia Dent.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Helen Philbin, C. B. #11Q, Julia E. Jerry, Catherine Vita, Christine Orefice and Faye Rosenberg.

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., Special Order Calendar, for continued hearing.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff.

For Opposition: Doris Diether, C.B. #2M and David Starkweather.

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M., for continued hearing at the request of the applicant.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

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PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M., for continued hearing at the request of the applicant.

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Francis R. Angelino.

For Opposition: Frank R. Wheeler, Jr.

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M., for deferred decision; hearing closed.

500-79-BZ

APPLICANT—Wax Bryman Associates for TCA Hudson Street Incorporation, owner, El Diario, La Prensa, lessee.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story commercial building, the conversion of the third through eighth floors into apartments.

PREMISES AFFECTED—181-85 Hudson Street, northwest corner of Vestry Street, Block 222, Lot 19, part of 22, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Robert Gochfeld.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

581-79-BZ

APPLICANT—Dominick Salvati and Son for William Bastardi and d/b/a B. and B. Auto Parts Incorporated, owner.

SUBJECT—Application May 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing automobile supply store and machine shop establishment, previously before the Board.

PREMISES AFFECTED—1255 East 180th Street, north side, 116.98 feet west of Van Nest Avenue, Block 4015, Lot 38, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Anthony M. Salvati, Harriet R. Jacobs and Ronald Noll.

For Opposition: Joseph Savino, Jr., Sylvia Best Hunter, Louis Reda, Charles and Eileen Bengtson, Rev. Miguel DeJesus and many others.

THE VOTE TO CLOSE HEARING:

Affirmative: Chairman Fossella, Vice Chairman, Agusta, Commissioner Carroll, Commissioner Walsh
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision, hearing closed, additional information to be submitted.

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Mark Landesman, Esq. and David Winters.

For Opposition: Eva Ganz, Judith Segal, Anthony Marano, and others.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

626-79-BZ

APPLICANT—Millard Bresin for Ferdinand K. Johnstone, owner.

SUBJECT—Application May 29, 1979—decision of the Borough Superintendent, under Sections 73-27 and 73-62 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of an existing funeral establishment into an adjoining building that increases the degree of non-conformity and non-compliance.

PREMISES AFFECTED—300 East 104th Street, southeast corner of 2nd Avenue, Block 1675, Lots 49 and 50, Borough of Manhattan. Community Board #11M.

APPEARANCES—

For Applicant: Millard Bresin and Ferdinand K. Johnstone.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman, Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision; hearing closed.

667-79-BZ

APPLICANT—Lichtner Associates for George Vass, owner.

SUBJECT—Application June 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

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Resolution, to permit in an R5 district, on a plot with an open automobile sales establishment, the erection of an accessory display structure that increases the degree of non-conformity.

PREMISES AFFECTED—85-19 Rockaway Boulevard, northwest corner of 86th Street, Block 9056, Lot 11, Ozone Park, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: William Lichtner.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for decision; hearing closed.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff and Doris Diether, Community Board #2M.

For Opposition: None.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3404(b) to Section 216 of the Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

775-79-BZ

APPLICANT—Samuel J. Kisseloff for Contract Vendee: Milton Newman, lessee.

SUBJECT—Application July 6, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution Section 666 of the New York City Charter, to permit in a C8-4 district, the construction of a penthouse enlargement and the change in occupancy of an existing five story building from factory use into a multiple dwelling.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff and Milton Newman.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision, hearing closed.

776-79-A

APPLICANT—Samuel J. Kisseloff for Contract Vendee: Milton Newman, lessee.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision, hearing closed.

805-79-BZ

APPLICANT—H. M. Cole for Orient Overseas Associates, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-9CR district, in an existing 32 story office building, the conversion of mechanical equipment space into offices that creates non-compliance in floor area ratio.

PREMISES AFFECTED—Wall Street Plaza, 88 Pine Street, southeast corner, Block 38, Lot 17, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: None.

For Administration: Robin Kramer, C.P.C.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for decision, hearing closed.

871-79-BZ

APPLICANT—Weinberg and Kirshenbaum for George W. Ott, owner, Weiner and Cohen, lessee.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, in an existing two story mixed building previously before the Board, the extension of the dental laboratory on the first floor into the second floor.

PREMISES AFFECTED—Jamaica Avenue 212-25, north side, 84.36 feet east of 212th Street, Block 10601, Lot 34, Jamaica, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Harold Weinberg, P.E. and Lawrence Clarke.

For Opposition: Susan M. Noreika and Jerry Orientale.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

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900-79-BZ

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R8 district, the erection of four additional stories on a existing five story office building and the conversion into a multiple dwelling that increases the degree of non-compliance in floor area ratio and open space ratio and creates non-compliance in lot area per room and the minimum distance between windows and lot lines.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Jerome Gartner.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision, hearing closed.

901-79-A

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision, hearing closed.

987-79-BZ

APPLICANT—Leonard F. Rothkrug for Opera Equities Corporation, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Sections 72-21 of the Zoning Resolution, to permit in a C4-6 district, the conversion of a hotel into a multiple dwelling that increases the non-compliance in lot area per room.

PREMISES AFFECTED—213 West 76th Street, north side, 83 feet east of Broadway, Block 1168, Lot 22, Borough of Manhattan. Community Board #7M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Carolyn Rice.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., for decision; hearing closed.

1132-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8802 Ft. Hamilton Parkway, southwest corner of 88th Street, Block 6068, Lot 30, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Ronald Noll, Bob Gallinaro and Harriet R. Jacobs.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision; hearing closed.

1133-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8804 Ft. Hamilton Parkway, west side, 22 feet south of 88th Street, Block 6068, Lot 31, Borough of Brooklyn. Community Board #10BK.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision; hearing closed.

1134-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8808 Ft. Hamilton Parkway, west side, 48 feet south of 88th Street, Block 6068, Lot 32, Borough of Brooklyn. Community Board #10BK.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision; hearing closed.

1135-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

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SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8812 Ft. Hamilton Parkway, west side, 74 feet south of 88th Street, Block 6068, Lot 132, Borough of Brooklyn. Community Board #10BK.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 10 A.M., for decision; hearing closed.

543-79-BZ

APPLICANT—Regi Goldberg for Leonard Meyerson—S and M Martin, owner.

SUBJECT—Application May 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing four story and basement commercial structure into a Multiple Dwelling.

PREMISES AFFECTED—28 East 21st Street, south side, 360 feet west of Park Avenue South, Block 849, Lot 57, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Regi Goldberg.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1979, after due notice by publication in the Bulletin; laid over to November 13, 1979; then to November 27, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 2, 1979, acting on Alt. Applic. #287/1979, reads:

"1. Proposed residential building located in M1-5 district is contrary to Section 42-00 Z.R.

(Note: There are no bulk or parking regulations)."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an

existing four-story and basement commercial structure into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above cited, filed with this application, marked "Received May 3, 1979", 8 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

804-79-BZ

APPLICANT—H. M. Cole for Manhattan Eye, Ear and Throat Hospital, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Sections 72-21, 73-64, 73-641 of the Zoning Resolution, to permit in an R7 district, the erection of an eight story hospital addition that penetrates the sky exposure plane, exceeds the permitted lot coverage and encroaches on the required rear yard.

PREMISES AFFECTED—222-32 East 64th Street, south side, 180 feet west of Second Avenue, Block 1418, Lot 32, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: H. M. Cole and Abraham Aloof.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 13, 1979, after due notice by publication in the Bulletin; laid over to November 27, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, acting on N.B. Applic. #14/1979, reads:

"C1. Proposed building with front wall height of 60 ft. requires an initial setback distance of (20'-00") in R7-2 proposed setback of only 15 feet encroaches (5'-0") within the initial setback distance and penetrates the sky exposure plane; contrary to Section 23-632 Z.R.

C2. Proposed lot coverage for a community facility use exceeds the maximum permitted lot coverage in R7-2, contrary to Section 24-11 Z.R.

C3. Proposed permitted obstruction in a required rear yard for a community facility use in R7-2, more than one story and more than 23' above curb level is contrary to Section 24-33 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #8M. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-21 and 73-641 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-21 and 73-641

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of the Zoning Resolution, to permit in an R7-2 district, the erection of an eight-story hospital addition that penetrates the sky exposure plane, exceeds the permitted lot coverage and encroaches on the required rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 16, 1979", 1 sheet and "September 10, 1979" 12 sheets and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

928-79-BZ

APPLICANT—Lama and Vassalotti for Mobile Oil Corporation, owner.

SUBJECT—Application August 17, 1979—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C2-2 district, the erection of a one story enlargement to an existing automobile service station with accessory uses previously before the Board.

PREMISES AFFECTED—71-05 Myrtle Avenue, a/k/b 72-04/72-14 and 71-02/22 Cooper Avenue, northwest corner of 71st Place, Block 3692, Lot 1, Glendale, Borough of Queens. Community Board #5Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application November 13, 1979, after due notice by publication in the Bulletin; laid over to November 27, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, acting on Alt. Applic. #756/1979, reads:

"1. The proposed one story enlargement to a non-conforming automotive service station, Use Group 169, located within a C2-2 zone, is contrary to Sections 32-25 and 52-22 Z.R. and to the approval granted by the B.S.A. under Cal. No. 442-62 BZ, Bulletin 46, Vol. LII."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #5Q has recommended approval of this application; and

WHEREAS, the Board finds that this is an appropriate case in which to permit under Section 11-412 of the Zoning Resolution, the extension of the present use, the enlargement of the present building.

Resolved, that the Board of Standards and Appeals does hereby *permit* under Section 11-412 of the Zoning Resolution, in a C2-2 district, the erection of a one-story enlargement to an existing automotive service station with accessory uses, previously before the Board, *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received August 17, 1979", 3 sheets, and "November 15, 1979", 1 sheet; and *on further condition* that trees be planted along the 71st Place frontage in accordance with the rules and regulations of the Department of Parks; that the existing 4 foot brick wall be repaired and properly maintained; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

998-79-BZ

APPLICANT—Sheldon Lobel for Gold Street Properties, owner, Apple Health and Sports Club Ltd., Lessee.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 district, in conjunction with the rehabilitation of a seven story commercial building into a mixed building the use of the sub-cellar mezzanine level into a physical culture establishment.

PREMISES AFFECTED—82-88 Fulton Street, 33-43 Gold Street, northeast corner, Block 77, Lots 24 and 25, Borough of Manhattan, Community Board #1M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 13, 1979, after due notice by publication in the Bulletin; laid over to November 27, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1979, acting on Alt. Applic. #343/1978, reads:

"33. Inclusion of physical culture establishment in C-6, zone is permitted only by special permit of the Board of Standards and Appeals as per Section 32-31 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, the Department of Investigation submitted a satisfactory background report; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-76 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-76 of the Zoning Resolution, to permit in a C6-4 district, in conjunction with the rehabilitation of a seven-story commercial building into a mixed building, the use of the sub-cellar mezzanine level as a physical culture establishment *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received September 7, 1979", 4 sheets and "September 20, 1979", one sheet; and *on further condition* that this Special Permit shall be limited to a term of 5 years; that the hours of operation be limited to from 7:00 A.M. to 11:00 P.M. seven days per week; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

1131-79-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for CBS, Incorporated and NBC Incorporated, owners.

SUBJECT—Application October 23, 1979—decision of Department of Ports and Terminals, under Section 73-30 of the Zoning Resolution to permit, in a R3-2 district, the enlargement in areas of the accessory building for an

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existing radio and television tower previously before the Board.

PREMISES AFFECTED—550 King Avenue, east side, 1200 feet north of Terrace Street, Block 5649, Lot 120, City Island, Borough of The Bronx, Community Board #10Bx.

APPEARANCES—

For Applicant: Sid Davidoff.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Department of Ports and Terminals, dated October 11, 1979, acting on Applic. #790134/ , reads:

"1. Violation of Zoning Resolution of the City of New York: Proposed construction considered in Use Group 10 (ten), which is not permitted "as of right" in a R3-2 District Article II, Chapter 2, Section 22-00.

2. No alteration and/or addition to existing "non-conforming" structure permitted except as limited by Article V. Chapter 2, Section 52-22 of the Zoning Resolution.

Examination of plans, etc. are being held up, pending removal of above objections."

and

WHEREAS, the premises and surrounding area had a previous site and neighborhood evaluation by a committee of the Board consisting of Commissioner Stanley M. Wolf, R.A. and Commissioner John B. Cincotta; and

WHEREAS, the site is an island accessible only via a bridge from City Island; and

WHEREAS, there is no surrounding community to be adversely affected by this application; and

WHEREAS, Community Board #10 has recommended approval of this special permit; and

WHEREAS, this tower facility is part of the emergency broadcasting system; and

WHEREAS, the tower with accessory uses is the only occupancy on the entire island; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-30 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-30 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of the accessory facility for an existing radio and television tower previously before the Board, *on condition* that all work shall substantially conform to drawings filed with this application marked "Received November 7, 1979, 3 sheets; and that all laws, rules and regulations applicable be complied with and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 5:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 27, 1979,
2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

742-48-SM

APPLICANT—RGF Sales, Incorporated for Elkhart Brass Manufacturing Company, Incorporated, owner.

SUBJECT—To include additional nozzles.

APPEARANCES—

For Applicant: Ralph Flori.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

742-48-SM—Amendment to resolution to include additional nozzles.

RGF Sales, Incorporated, Flushing, New York, for Elkhart Brass Manufacturing Company, Incorporated, Elkhart, Indiana, requested that the resolution adopted February 7, 1950 under Calendar Number 742-48-SM be reopened and amended to include additional nozzles.

PROPOSED USE: Fire hose nozzles.

DESCRIPTION: The additional nozzles are Elkhart Series 214 smooth bore nozzles. They are Model 214, made of brass, and Model 214-A, made of aluminum.

There are three sizes available: 1½" diameter, with 10" length and ½" orifice; 1½" diameter, with 15" length and ⅝" orifice; and 2½" diameter, with 15" length and 1⅜" or 1½" orifice.

INSPECTION AND TEST: The nozzles have been tested and certified by W. S. Thompson, P.E., to be capable of withstanding a pressure of 500 psi. This represents a factor of safety of at least 4 to 1 for the pressures developed over the range of flow rates for which the nozzles are used.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted February 7, 1950 under Calendar Number 742-48-SM be reopened and amended to include additional fire hose nozzles, Models 214 and 214-A, with sizes as stated above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 742-48-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

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STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

60-60-SM

APPLICANT—W. R. Grace and Company, Zonolite Construction Products Division, owner.

SUBJECT—Additional beam and assembly fire resistance ratings.

APPEARANCES—

For Applicant: John C. Ottinger.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
60-60-SM—Amendment to resolution to include additional beam and assembly fire resistance ratings.

W. R. Grace and Company, Zonolite Construction Products Division, North Brunswick, New Jersey, requested that the resolution adopted October 18, 1960 and amended through June 21, 1977 under Calendar Number 60-60-SM be reopened and amended to include additional beam and assembly fire resistance ratings.

PROPOSED USE: Fire resistance rated floor/ceiling/beam assemblies.

DESCRIPTION: The first assembly, U. L. Design No. D916, has restrained assembly ratings based upon thicknesses of normal weight or lightweight concrete as follow:

Assembly Rating (hr.)	Concrete (Type)	Concrete Unit Weight, Pcf.	Concrete Thickness (in.)
1	Normal Weight	—	3½
1½	Normal Weight	—	4
2	Normal Weight	—	4½
3	Normal Weight	—	5¼
1	Lightweight	107-113	2½
2	Lightweight	107-113	3¼
2	Lightweight	107-120	3½
3	Lightweight	107-113	4-3/16
3	Lightweight	107-120	4-7/16

The unrestrained beam ratings are based upon the sizes of the steel beams and the thicknesses of Monokote (MK-4 or MK-5) cementitious fireproofing, which is sprayed around the beam, as follows:

Beam Size	Min. Thickness, (in.) (Beam)	Unrestrained Beam Rating (hr.)	Restrained Assembly Rating (hr.)
W8X28	½	1	1, 1½, 2
W8X28	¾*	1½	1, 1½, 2, 3
W6X12	1⅛	1½	1, 1½, 2, 3

* When only fluted units are used, thickness on beam may be reduced to ¾ in.

All of these ratings have been previously approved, except for the following, which are being added: lightweight concrete thicknesses of 3½" and 4-7/16", normal weight concrete thickness of 5¼", and the 1⅛" thickness of fireproofing around the W6X12 size beam.

The second assembly, U. L. Design No. N706, includes restrained and unrestrained beam ratings based upon the thicknesses of Monokote (MK-4 or MK-5) cementitious fireproofing, which is sprayed around the steel beam (W8X24 minimum size for three and four hour restrained ratings, and W8X28 minimum size for one and two hour restrained ratings and all unrestrained ratings) and is sprayed under the steel deck. The ratings and thicknesses are as follow:

Ratings (hrs.)	Restrained or Unrestrained	Thickness (in.) Beam	Thickness (in.) Deck
1	restrained	½	none
2	restrained	¾	¾
3	restrained	1⅛	1½
4	restrained	1½	1½
1	unrestrained	½	none
2	unrestrained	¾	¾
3	unrestrained	1¼	1½
4	unrestrained	2	none

The third assembly, U. L. Design No. N708, includes additional beam ratings, for restrained beams, based upon the thicknesses of Monokote (MK-4 or MK-5) cementitious fireproofing, which is sprayed around the beam. The ratings and thicknesses are as follow:

Rating (hrs.)	Thicknesses (in.) Beam
1	½
1½	¾
2	1
3	1½
4	2

INSPECTION AND TEST: The fire resistance ratings listed above have been approved by Underwriters' Laboratories (File R4339) on the basis of testing and engineering evaluations and studies.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 18, 1960 and amended through June 21, 1977 under Calendar Number 60-60-SM be reopened and amended to include the additional fire resistance beam and assembly ratings listed above for U. L. Design Nos. D916, N706, and N708, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 60-60-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

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288-70-SA

APPLICANT—Staley Elevator Company, Incorporated, owner.

SUBJECT—To show compliance with revised standards.

APPEARANCES—

For Applicant: Alexander Mozdzer.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

288-70-SA—Amendment to resolution to show compliance with revised standards.

Stanley Elevator Company, Incorporated, Long Island City, New York, requested that the resolution adopted December 14, 1971 under Calendar Number 288-70-SA be reopened and amended to show compliance with revised standards.

PROPOSED USE: Elevator hoistway door interlocks.

DESCRIPTION: The previously approved elevator hoistway door interlock, Stanley Model RL-7, has not been changed since its approval.

INSPECTION AND TEST: The interlock has been tested and approved by Underwriters' Laboratories (File SA 1216) and has been certified to comply with the revised applicable standards, which were adopted February 20, 1979 under Calendar Number 72-79-BCR to revise Reference Standard RS 18 of the Building Code of the City of New York.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted December 14, 1971 under Calendar Number 288-70-SA be reopened and amended to show compliance with revised standards (Reference Standard RS 18 of the Building Code of the City of New York) of the Stanley Model RL-7 elevator hoistway door interlock, as described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 288-70-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

142-74-SM

APPLICANT—W. R. Grace and Company, Zonolite Construction Products Division, owner.

SUBJECT—To include additional fire rated assembly.

APPEARANCES—

For Applicant: John C. Ottinger.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
142-74-SM: Amendment to resolution to include additional fire rated assembly.

W. R. Grace and Company, Zonolite Construction Products Division, North Brunswick, New Jersey, requested that the resolution adopted November 6, 1974 and amended through July 10, 1979 under Calendar Number 142-74-SM be reopened and amended to include a fire rated assembly.

PROPOSED USE: Fire rated floor/ceiling/beam assembly.

DESCRIPTION: The additional assembly, U. L. Design No. D739, has a 1 hour unrestrained beam rating and a 2 hour floor/ceiling assembly rating. It was previously approved with a W8X28 minimum size steel beam covered with Monokote (MK-5) cementitious sprayed fireproofing to a thickness of $\frac{1}{2}$ ".

The additional assembly is also listed under U. L. Design No. D739 and is identical to what was previously approved, with the exceptions of a reduction in beam size and an increase in the thickness of the fireproofing. The beam is W6X12 minimum size and the fireproofing is $\frac{3}{4}$ ".

INSPECTION AND TEST: The assembly has been approved by Underwriters' Laboratories (File R4339) with a 1 hour unrestrained beam rating and a 2 hour floor/ceiling assembly rating on the basis of testing and engineering evaluations and studies.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 6, 1974 and amended through July 10, 1979 under Calendar Number 142-74-SM be reopened and amended to include the 1 unrestrained beam rating and the 2 hour restrained floor/ceiling assembly rating of U. L. Design No. D739, with a W6X12 minimum size beam and a $\frac{3}{4}$ " thickness of sprayed cementitious fireproofing, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 142-74-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

MINUTES

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

1-78-SA

APPLICANT—Dor-O-Matic, Incorporated, owner.

SUBJECT—To include additional use of automatic door operator.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

551-73-SM

APPLICANT—Universal Fastenings Corporation, owner.

SUBJECT—To include additional concrete anchors.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

551-73-SM—Amendment to resolution to include additional concrete anchors.

Universal Fastenings Corporation, Farmingdale, New York, requested that the resolution adopted October 8, 1974 under Calendar Number 551-73-SM be reopened and amended to include additional concrete anchors.

PROPOSED USE: Anchors inserted into concrete.

DESCRIPTION: The Thunderbolt and Thunderstud anchors are expansion type which are inserted into concrete with the use of a sleeve. The anchors are used to support pipe or other materials within their rated loads.

The additions are in size, embedments, and their corresponding rated working loads, tensile and shear strength. The various anchors, their sleeve and rod sizes, the depths of embedment, the compressive strengths of the concrete in which they are embedded, and their ultimate tensile and shear strengths are as follow:

Part No.	Embed. (in.)	Concrete Strength (PSI)	Tensile	Shear
			Avg. Ult. Load (lbs.)	Avg. Ult. Load (lbs.)
2513	1	2,000	1,355	1,068
1/4" dia. sleeve		4,000	1,364	952
3/16" dia. rod		6,000	1,303	1,339
3114	1	2,000	1,100	1,632
5/16" dia. sleeve		4,000	3,722	1,675
3/16" dia. rod		6,000	1,656	2,419
3717	1 1/4	2,000	1,701	2,728
3/8" dia. sleeve		4,000	2,314	3,793

Part No.	Embed. (in.)	Concrete Strength (PSI)	Tensile	Shear
			Avg. Ult. Load (lbs.)	Avg. Ult. Load (lbs.)
5/16" dia. rod		6,000	2,355	3,774
3730	2 1/2	2,000	2,474	3,056
3/8" dia. sleeve		4,000	2,654	4,058
5/16" dia. rod		6,000	4,129	3,168
5022	1 1/2	2,000	3,277	3,854
1/2" dia. sleeve		4,000	3,008	5,344
3/8" dia. rod		6,000	3,064	5,827
5040	3	2,000	5,141	6,225
1/2" dia. sleeve		4,000	5,625	7,092
3/8" dia. rod		6,000	6,054	7,093
6222	2	2,000	3,824	5,087
5/8" dia. sleeve		4,000	3,404	5,625
1/2" dia. rod		6,000	4,549	9,990
6242	3 1/2	2,000	4,337	6,798
5/8" dia. sleeve		4,000	8,392	10,955
1/2" dia. rod		6,000	8,473	10,270
7524	2	2,000	5,063	7,588
3/4" dia. sleeve		4,000	5,062	9,413
5/8" dia. rod		6,000	6,131	13,061
7542	3 1/2	2,000	6,334	9,570
3/4" dia. sleeve		4,000	8,433	10,452
5/8" dia. rod		6,000	12,224	13,163
10080	5	2,000	7,894	19,643
1" dia. sleeve		4,000	15,184	22,585
7/8" dia. rod		6,000	20,986	32,000
11280	5	2,000	9,609	26,502
1 1/8" dia. sleeve		4,000	16,998	30,213
1" dia. rod		6,000	28,247	45,176

INSPECTION AND TEST: The ultimate tensile and shear strengths listed above were determined by tests conducted by Technical Consultants, Incorporated (File No. 318-78, certified by Dale H. Fietz, P. E., President).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 8, 1974 under Calendar Number 551-73-SM be reopened and amended to include Thunderbolt and Thunderstud anchor with Part Nos. as listed above, for use in accordance with the above table on the following conditions:

1. All uses shall comply with the above table in terms of coordinating sleeve and rod size, embedment in concrete, and concrete strength.

2. The rated working loads and design loads shall be 1/4 of the ultimate tensile and shear loads listed above (factor of safety of 4).

3. All uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc. as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City of Board of Standards and Appeals under Calendar Number 551-73-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

MINUTES

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

611-79-SM

APPLICANT—Industrial Acoustics Company, Incorporated, owner.

SUBJECT— $\frac{3}{4}$ hour fire rated wall and partition assembly.

APPEARANCES—

For Applicant: Neil Schultz.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

611-79-SM—Industrial Acoustics Company, Incorporated, Bronx, New York, filed for approval of Fire Noise Lock Panels under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: One hour fire rated wall and partition assembly (non-load bearing).

DESCRIPTION: The assembly is designed by Underwriters' Laboratories as Design No. UO25.

The assembly is made up of panels 4" thick and a maximum of 48" wide and 144" high. The panels are joined at their edges by H-Joiners, which are No. 20 gauge steel, $4\frac{1}{8}$ " deep, and have two $2\frac{3}{8}$ " flanges. The floor and ceiling channels are No. 20 gauge steel. One layer of $\frac{1}{2}$ " thick gypsum wallboard is attached to each side of the H-Joiners. One side of the panel consists of No. 22 gauge perforated steel. The perforations are $\frac{3}{32}$ " in diameter. The other side consists of No. 16 gauge cold rolled steel. Two layers of $\frac{1}{2}$ " thick gypsum wallboard are attached to the inside of the cold rolled steel. The interior of the panel is filled with mineral fiber insulation.

INSPECTION AND TEST: The assembly has been tested and approved with a one hour fire rating by Underwriters' Laboratories (File R7880-1).

RECOMMENDATIONS: The Committee on Test recommends the approval of Fire Noise Lock Panels as the one hour fire rated wall and partition assembly, designated as Underwriters' Laboratories Design No. UO25, under the provisions of Article 5 and RS 5 of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and shall be filed with the Department of Buildings in a submission which includes adequate plans, graphic and descriptive material.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 611-79-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify

the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

903-79-SA

APPLICANT—Holmes Protection, Incorporated for Protectowire Company, owner.

SUBJECT—Application August 3, 1979—Firesystem 1600 Automatic Fire Alarm System.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

903-79-SA—Holmes Protection, Incorporated, New York, filed for approval of the Firesystem 1600 fire alarm system under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm system.

DESCRIPTION: The system includes a multi-zone fire alarm control panel. The panel processes electrical signals and indicates zone status. The signals are transmitted from smoke and/or heat detection devices and non-coded manual stations or other alarm initiating devices. The control panel can be expanded by adding zone modules and extender panels. It has the capability of accepting Protectowire heat detecting cable, with smoke detectors wired in line.

The components of the system are as follows:

- 1) PROTECTOWIRE #ACR1600
Single or multi zoned control panel
Contents:
 - A—Master Control Panel with one (1) supervised Bell Circuit
 - B—24 V. D. C. Power Supply
 - C—DCR 2000A Zone Control modules, System capable of incorporating from one (1) to thirty-six zone modules
- 2) PROTECTOWIRE #ACR-1600—ADE—150 VA
Two (2) Circuit Alarm Gong Extender
- 3) PROTECTOWIRE #ACR-1600—ADE—250 VA
Four (4) Circuit Alarm Gong Extender
- 4) PROTECTOWIRE #1260
GEL/CELL 24V 6.0 All Battery
Supplied with G-.5 Battery Cabinet

INSPECTION AND TEST: The system has been tested and approved by Underwriters' Laboratories (File S2228) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Holmes Firesystem 1600 fire alarm system, with components listed above, on the following conditions:

1. No penetrations shall be made in the top of the control panel.

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2. The panel shall be properly identified.
3. The panel shall be capable of receiving a No. 10 ground.
4. The panel shall be fed by a 110/208 volt power source, or shall be equipped with a battery back-up.

5. All uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17 of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 903-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the *above* report.

1101-79-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated October 9, 1979 and received October 15, 1979.

SUBJECT—Addition of Reference Standard RS 13-11B (Air Conditioners, central cooling) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: Marvin Hassman, P.E.

ACTION OF BOARD—Reference Standard RS 13-11B added, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on November 13, 1979 after due notice; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 13-11B should be added;

Resolved, that the Board of Standards and Appeals hereby adds the designated Reference Standard RS 13-11B as follows:

REFERENCE STANDARD RS 13-11A
UL 465, 1971—Air Conditioners, central cooling
REFERENCE STANDARD RS 13-11B
Field Test Procedure for Large Mechanical
Liquid Chilling Units

1.0 PURPOSE

1.1 The purpose of this procedure is to establish the basis for investigation and testing a mechanical liquid chilling unit, primarily for use with environmental applications, to determine its adequacy for public safety.

2.0 SCOPE

2.1 This procedure applies to mechanical liquid chilling packages consisting of a factory designed and fabricated assembly (not necessarily shipped as one package) of one or more compressors, condensers and liquid coolers with interconnections and appurtenances.

2.2 This procedure applies to any reciprocating, centrifugal or screw type hermetic liquid chilling package or open-drive liquid chilling package driven by an electric motor, steam turbine or other prime mover which cannot be tested in an approved independent testing laboratory. Certification of the inadequacy of existing test facilities shall be obtained in writing from the President, Air Conditioning and Refrigeration Institute, Arlington, Virginia 22209 and approved by the Director, MEA Division, prior to commencement of testing.

2.3 All electrical work shall conform with the New York City Electrical Code. Electrical equipment shall be submitted to the Advisory Board of the Bureau of Gas and Electricity for approval.

3.0 REFERENCE STANDARDS

3.1 The equipment shall comply with all applicable requirements of the following standards and codes:

3.1.1 Hermetic and open-drive chilling units.

A. ANSI B9.1 Safety Code for Mechanical Refrigeration.

B. ANSI B144.1 (UL 465) Standard for Safety, Central Cooling Air Conditioners.

3.1.2 Open-drive chilling units.

A. Electric motor drive: ANSI C51.1 (NEMA Publication MG 2) Safety Standard for Construction and Guide for Selection, Installation and Use of Electric Motors and Generators.

B. Steam turbine drive: NEMA Publication SM 21 Multistage Steam Turbines For Mechanical Drive Service of NEMA Publication SM 22 Single Stage Turbines for Mechanical Drive Service.

C. Gas turbine drive: ANSI B176.1 (NFPA No. 37) Installation and Use of Stationary Combustion Engines and Gas Turbines.

D. Gas or Diesel Engine drive: ANSI B176.1 (NFPA No. 37) Installation and Use of Stationary Combustion Engines and Gas Turbines.

3.2 Where conflicting requirements might occur between ANSI B9.1 and ANSI B144.1, the requirements of ANSI B9.1 shall govern.

3.3 Where conflicting requirements might occur between ANSI C51.1 and ANSI B144.1, the requirements of ANSI C51.1 shall govern.

3.4 For interpretive and supplemental information necessary to adapt ANSI B144.1 (UL 465) requirements to mechanical liquid chilling packages, refer to Section 6.

4.0 PROCEDURE FOR CERTIFICATION OF COMPLIANCE

4.1 An approved independent testing laboratory, hereinafter the Laboratory, shall be retained to determine and certify compliance to referenced standards, and to this procedure; or that a reduced requirement has been met.

4.1.1 Laboratory, as referred to herein, shall be an independent testing laboratory which has been approved by the City of New York for such work and has received an MEA laboratory acceptance number.

4.2 The Laboratory shall review the manufacturer's equipment design to determine what tests are re-

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- quired to meet the reference standards and this procedure.
- 4.2.1 The Laboratory shall review the manufacturer's test data produced during the manufacturing process and shall direct the performance of final tests in the manufacturer's facility or in the field.
- 4.2.2 Where tests are performed at a location remote from the manufacturer's factory, it shall be the responsibility of the Laboratory to determine that the equipment involved is adequate for subjection to the specified tests. The Laboratory shall avail itself of applicable design, inspection, and test records from the manufacturer in making this determination.
- 4.2.3 The Laboratory shall submit a written final test report certifying that the requirements of the referenced standards and this procedure have been met; of which, if any, requirements were not met, and why.
- 5.0 INSPECTION AND TESTING REQUIREMENTS AND PROCEDURES
- 5.1 Where testing for compliance to applicable standards or this procedure has been performed by the Laboratory in the manufacturer's facility, it shall not be necessary to repeat the test in the field, provided that the design and testing criteria were met and a report submitted.
- 5.2 It is not intended that equipment or components intended for subsequent installation and service be in any way damaged, deformed or destroyed as a result of tests specified in the reference standards or in this procedure. When this conflicts with a requirement of a referenced standard, a sample of an equivalent component shall be subjected to the required test and the chiller or component in question be evaluated by engineering analysis. The sample may be tested in the manufacturer's facility or elsewhere by the Laboratory.
- 5.2.1 Results of tests that have been performed on equipment or components of the same model and design, when of equal size or larger, are considered acceptable for use by the Laboratory in evaluation of equipment design by engineering analysis.
- 5.3 Any component, device, or unit that bears a U. L. label shall be considered to be in compliance with the requirements of the referenced standards and of this procedure without further testing, provided that it is applied within its rating and that no modifications have been made following shipment from the manufacturer's facility.
- 5.4 Any components, device, or unit that bears a C.S.A. label shall be considered to be in compliance with the requirements of the referenced standards and of this procedure without further testing provided that it is applied within its rating and that no modifications have been made following shipment from the manufacturer's facility.
- 5.5 Any pressure vessel that bears the ASME Code U or N stamp shall be considered to be in compliance with all applicable portions of the referenced standards and of this procedure without design review or further testing provided no modifications to the vessel have been made after shipment from the manufacturer's facility.
- 5.6 Any pressure vessel that bears the ASME Code UM stamp shall be considered to be in compliance with the requirements of the referenced standards and this procedure without design review or further testing provided that the Laboratory has determined that the vessel was tested in accordance with applicable standards, and that no modifications to the vessel have been made following shipment from the manufacturer's facility.
- 5.7 This procedure shall apply only to liquid chiller packages and components of such packages, and does not apply to auxiliary or associated system components furnished by parties other than the chiller manufacturer. The responsibility for determination that such components or devices satisfy the requirements of applicable standards and codes is not within the scope of this procedure.
- 5.8 It is the responsibility of the Laboratory to insure adequate safeguards for the protection of personnel from hazards associated with testing requirements.
- 5.9 It shall be the responsibility of the Laboratory to insure that equipment, devices, and facilities be properly protected during performance of specified tests.
- 6.0 INTERPRETATIONS AND SUPPLEMENTAL INFORMATION
- 6.1 Substitutions and Additions to UL 465, Standard for Safety, Central Cooling Air Conditioners.
- 6.1.1 To Section 1.1 add: Liquid chillers as described in this procedure are normally installed in systems classified as "Indirect Systems" as described in Section 4.4 of ANSI B9.1, Safety Code for Mechanical Refrigeration, where there is no direct interface between the refrigerant and the air serving the conditioned space.
- 6.1.2 In Section 1.3 change maximum voltage to 15,000 volts.
- 6.1.3 To Section 3.2 add: Where the compressor motor controller and overload protective device are not furnished by the manufacturer of the chiller, the manufacturer shall provide a specification for these components for the customer. The specification shall include information as to the required controller rating, sequencing of start, overload protection trip current and connections to the chiller control system. If a current transformer to provide a signal input circuit to the chiller control system is to be included, the specification is to include the requirements for the current transformer and its shunting device, if any.
- 6.1.4 To Section 8.19 thru 8.26 add: If the field-wiring enclosure of the motor or that portion of the wiring enclosure to which a field-wiring system (conduit) is to be connected can be readily removed and replaced in the field, an opening or knockout for connection of a wiring system to the motor is not required to be provided. The surface of the enclosure to which the field-wiring system is to be connected shall be of adequate size to accommodate the number and size of conduits which may be required for the installation.
- 6.1.5 To Section 10.24 add: Soldering lugs or pressure terminal connectors are not required to be provided by the manufacturer for connection of the field wiring to hermetic motor power supply terminals. Threaded studs of adequate size and length are to be used. Nuts for the studs shall be provided to adequately secure at least one terminal connector to each threaded stud.
- 6.1.6 To Section 11 add: Wiring to hermetic motors shall be with copper conductors only unless it can be determined that galvanic corrosion due to condensation at the terminals will not occur.
- 6.1.7 To Section 12 add:
A. A signal input circuit derived from a current transformer sensing the motor current and located in the (remote) motor controller is considered to be a National Electrical Code Class 1 circuit. It shall be segregated or separate from other circuits.
B. Unless provided with insulation rated for the highest voltage involved, terminals for temperature sensors, when furnished on motors, shall be located in a separate enclosure or shall be separated by substantial barriers from the space provided for field wiring to the power supply connections on the motor.

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- C. Factory wiring to such sensing devices shall be protected from damage during installation of field wiring to the motor.
- 6.1.8 To Table 13.1 add the conductor sizes for larger current ratings from Table 250-95 of National Electric Code NFPA No. 70.
- 6.1.9 To Section 16 add:
- A. Insulating materials used inside hermetic motors shall be compatible with the refrigerants and oil used. They shall also be compatible with each other and with other materials used within the motor.
- B. Compliance with paragraph (A) is to be judged in the same manner as for materials used in hermetic motor-compressors as judged under the Standard for Sealed (Hermetic Type) Motor-Compressors, UL 984.
- 6.1.10 To Section 23 add:
- A. For hermetic motors rated 600 volts or less, the spacings inside the motor shall conform with the requirements in the Standard for Sealed (Hermetic Type) Motor-Compressors, UL 984.
- B. For hermetic motors rated more than 600 volts, the spacings shall conform with paragraphs (C) thru (E) inside and outside the enclosure.
- C. Except as indicated in paragraph (E), the spacing between uninsulated live parts of different polarity shall not be less than the value indicated in Table 6-1.

TABLE 6-1

Minimum Spacings Between Uninsulated Live Parts of Different Polarity

Rating Volts	Through Space Inches	Oversurface Inches
601- 1,000	$\frac{3}{8}$	$\frac{1}{2}$
1,001- 2,000	$\frac{3}{4}$	$1\frac{3}{8}$
2,001- 3,000	1	2
3,001- 5,000	$1\frac{1}{4}$	4
5,001- 7,500	4	5
7,501-12,500	$5\frac{1}{4}$	7
12,501-15,000	6	8

- D. Except as indicated in paragraph (E), the spacing between uninsulated live parts and dead-metal parts including the enclosure shall not be less than the value indicated in Table 6-2.

Table 6-2

Minimum Spacings Between Uninsulated Live Parts and Dead-Metal Parts

Rating Volts	Through Space Inches	Oversurface Inches
601- 1,000	$\frac{3}{8}$	$\frac{1}{2}$
1,001- 2,000	$\frac{3}{4}$	$1\frac{3}{8}$
2,001- 3,000	1	2
3,001- 5,000	$2\frac{1}{2}$	3
5,001- 7,500	3	$3\frac{1}{2}$
7,501-12,500	$4\frac{3}{8}$	5
12,501-15,000	5	$5\frac{3}{4}$

- E. Linings or barriers of suitable insulating materials may be employed where the spacings are less than the values specified in Tables 6-1 and 6-2 provided that the linings or barriers are securely fastened in place.
- F. Spacings inside hermetic type oil pump assemblies shall comply with the spacing requirements for inside hermetic motors. See paragraph (A). Spacings in non-hermetic motors shall comply with the Safety Standard for Electric Motors, NEMA Publication MG-2.
- G. A signal input circuit at a low level of voltage or current to the chiller control system which is derived from a current transformer sensing the motor current and located in the (remote) motor

controller is not considered to be a low-voltage circuit. The spacings on the basis of the maximum available voltage or current at the component from the signal circuit with the motor operating at rated load current assuming this is a high-voltage circuit, and as described in paragraph (I). Consideration shall also be given to the voltage and current available during starting and stalled rotor conditions.

- H. The terms "low-voltage circuit" and "high-voltage circuit" are defined in UL 465, paragraph 2.2.

- I. Provision shall be made for limiting the potential (voltage) in the chiller control assembly resulting from an open secondary circuit of a remote current transformer, such as described in paragraph (G) to a potential (voltage) for which the chiller control components in this circuit are acceptable.

- J. The open secondary circuit may result from an open remote shunt resistor or from a disconnected or broken conductor at the connection to the chiller control circuit.

- 6.1.11 For Section 27.5 substitute 8.3.1 of ANSI B9.1 Safety Code for Mechanical Refrigeration.

- 6.1.12 For Section 27.10 substitute the following: The dial of a pressure gauge permanently connected to the high side of a refrigeration system shall be graduated up to not less than 1.2 times the design pressure of the high side of the system.

- 6.1.13 In Section 28.5 change maximum setting of pressure limiting device to 90% of the design pressure of the high side of the refrigeration system for positive displacement compressors and 100% of the design pressure of the high side of the refrigeration system for non-positive displacement compressors.

- 6.1.14 For Section 29 substitute Section 10, Pressure Relief Protection, of ANSI B9.1 Safety Code for Mechanical Refrigeration.

- 6.1.15 For Section 34.1 substitute:

- A. During the Input Test the chiller shall be run at design operating conditions as stipulated on the equipment submittal drawings.

- B. During the Temperature and Pressure Test, the chiller shall be run at the design chilled water leaving temperature and flow rate conditions as stipulated on the equipment submittal drawings and the chiller loaded to the rated current of the motor by adjusting the condenser water or air flow rate and/or temperature. If a variable speed drive is furnished, the compressor is to run at its design operating speed.

- 6.1.16 To Section 35 add: An input test is not required if the chiller is provided with a current-limiting control for the motor or if the compressor is driven by a prime mover other than an electric motor.

- 6.1.17 To Section 36.1 and Table 36.1 add: The temperature on the winding of an hermetic motor shall not exceed a value appropriate for the insulation system or for the refrigerant and oil employed.

- 6.1.18 To Section 39 add: The dielectric withstand test on the main motor may be conducted by the Laboratory at the motor manufacturer's plant if an open drive motor, or the chiller manufacturer's plant if an hermetic motor after final assembly of the motor in its enclosure. During the test low voltage circuits, motor sensor elements, and signal input circuits are to be connected to the enclosure.

- 6.1.19 To Section 39.1 add:

- C. test potential may be 20% higher for a period of one second when the test is performed in the manufacturer's plant.

- D. test potential shall be 85% of that in A, B, or C when the test is performed in the field.

- 6.1.20 For Section 51.3 substitute: Parts exposed to high side refrigerant pressure shall withstand, without

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failure, a pressure equal to *five* times the factory test pressure for the high side of the refrigeration system.

- 6.1.21 For Section 51.5 substitute: A refrigerant-containing component having a marked design pressure shall withstand, without failure, a pressure equal to *three* times the working pressure.
- 6.1.22 For Section 51.6 substitute: High side parts of a liquid chiller provided with a pressure limiting device required for compliance with Section 28.1 shall withstand, without failure, a pressure equal to *three* times the maximum setting to which the pressure limiting device may be readily adjusted by the adjusting means provided for centrifugal and screw equipment and *five and one-half times* for reciprocating equipment.
- 6.1.23 For Section 51.13 substitute: Parts exposed to low side refrigerant pressure shall withstand, without failure, a pressure equal to *three* times the design pressure of the low side of the refrigeration system.
- 6.1.24 To Section 51.15 add: If results of tests of samples of a refrigerant containing part are not readily available from the manufacturer, the Laboratory shall be responsible for obtaining samples and for testing. Samples subjected to such strength tests may not be used on the equipment being investigated.
- 6.1.25 For Section 55 substitute the following: Every liquid chilling unit, whether assembled in the manufacturer's plant or erected on the premises, shall be subjected to the Field Test stipulated in Section 12 of ANSI B9.1 Safety Code for Mechanical Refrigeration.
- 6.2 Deletions.
- 6.2.1 The following sections of UL 465 Standard for Safety, Central Air Conditioners are not applicable to liquid chilling units described in this procedure since such chillers do not include components located in the air stream serving the conditioned space: 9, 21.2, 21.3, 24.3, 27.8, 32.1, 33, 36.10, 42 and 55.3.
- 6.2.2 The provisions of Section 5 of NEMA Standards Publication Nos. 21 and 22 covering turbine sound pressure levels are not included as a requirement in this procedure.
- 6.2.3 The provisions of Section 91 of ANSI B176.1 (NFPA No. 37) covering fire extinguishers are not included as a requirement in this procedure.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *Reference Standard RS 13-11B* in accordance with the above report.

362-79-A

APPLICANT—Silverman and Cika for Mrs. Verylan Hamilton, owner.

SUBJECT—Application April 11, 1979—appeal from a decision of the Borough Superintendent, re- floor area contrary to the Multiple Dwelling Law.

PREMISES AFFECTED—633 West 152nd Street, north side, 7.9 feet east of Riverside Drive, Block 2099, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Craig Williams.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1979, on Alt. Applic. #179/78, reads:

"C1—Proposed increase in existing penthouse size to create an Apt. with an area exceeding 15% the roof area (actually more than 50%) is considered a new floor as per definition 35.bM.D.L. Consequently, proposed construction to increase the height or number of stories of any converted dwelling is not permitted and unlawful as per Sec. 171.2(a) M.D.L. 171.1 M.D.L."

and

WHEREAS, the premises was inspected by a committee of the Board consisting of Commissioner Stanley M. Wolf, R.A. and Executive Director Alan Gershuny which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated March 28, 1979, acting on Alt. Applic. #179/78, Objection No. C1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall substantially conform to drawings marked received "November 26, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with and that substantial construction be completed within one year of the date of this resolution.

737-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 22, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Prestone Windshield Washer Concentrate" in (16) sixteen fluid ounce polyethylene bottles, Owens Illinois BC-1-1757 with child resistant screw cap polyethylene-polypropylene two piece container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Clara Stewart.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 12, 1979, on Folder No. 122-322A, reads:

"We regret to inform you that your application to register your product 'Prestone Windshield Washer Concentrate' a Flammable mixture with a flash point of 80°F (TOC) in containers as follows: 16 fl. oz. Polyethylene bottle Owens Illinois BC-1-1757 with Child resistant screw cap, polyethylene-polypropylene two piece is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N.Y.C. Adm. Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, dated June 12, 1979, acting on Folder Number 122-322A, be and it hereby is *modified* and that the appeal be and it hereby is

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granted on condition that the container comply with drawing filed "June 22, 1979", 3 sheets, that the modification shall apply to "Prestone Windshield Washer Concentrate" in 16 ounce container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 737-79-A"; that stacking shall be limited to 7 cartons high and that in all other respects all laws, rules and regulations applicable shall be complied with.

738-79-A

APPLICANT—Clara G. Stewart for Union Carbide Corporation, owner.

SUBJECT—Application June 22, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Prestone Squeeze De-Icer" in (16) sixteen fluid ounce polyethylene bottle, Owens-Illinois BC-1-1757 with child resistant screw cap polyethylene-polypropylene two piece container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Clara Stewart.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 12, 1979, on Folder No. 122-322 A, reads:

"We regret to inform you that your application to register your product 'Prestone Squeeze De-Icer' a Flammable mixture with a flash point of 98°F (TOC) in containers as follows: 16 fl. oz. polyethylene bottle Owens-Illinois BC-1-1757 with Child resistant, screw cap, polyethylene-polypropylene two piece is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C-19-59.0.c of the N. Y. C. Adm. Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 12, 1979 acting on Folder Number 122-322A be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "June 22, 1979", 4 sheets, that the modification shall apply to "Prestone Squeeze De-Icer" in 16 ounce container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 738-79-A"; that stacking shall be limited to 7 cartons high and that in all other respects all laws, rules and regulations applicable shall be complied with.

762-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for The Church Charity Foundation of Long Island, owner.

SUBJECT—Application July 2, 1979—for Modification of Certificate of Occupancy #211766 re- sprinkler system.

PREMISES AFFECTED—480 Herkimer Street, south side, 300 feet west of Albany Avenue, Block 1705, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: George Santos and Tom Garvey.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the premises was inspected by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the application be granted under certain conditions.

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted*, and that the Certificate of Occupancy be *modified* to require that all materials be removed from the seventh floor; that the floor remain vacant; that there will be no subdivisions of the floor and that access doors be constantly locked and secured and that all other laws, rules and regulations applicable shall be complied with.

782-79-A

APPLICANT—Ricoh Electronics Incorporated, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Copier Dispersant" Cylindrical Plastic contents with Polystyrene Cap with Safe Guard Liner From (3M) container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 12, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Copier Dispersant' a Combustible Mixture with a flash point of 114°F (TOC) in containers as follows: Cylindrical Plastic 1,010 ml 946 ml contents with Polystyrene Cap with Safe Guard Liner (from 3M) is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, dated June 12, 1979, acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 11, 1979", 2 sheets, that the modification shall apply to "Copier Dispersant" in 946 ML. container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and

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where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 782-79-A"; that stacking shall be limited to 4 cartons high and that in all other respects all laws, rules and regulations applicable shall be complied with.

5-78-A

APPLICANT—Apsco Fabrics, Incorporated for Louis and Bessie Adler Foundation, Incorporated, owners.

SUBJECT—Application for consideration—to dismiss the application of January 4, 1978—appeal from a decision of the Fire Commissioner re- sprinkler protection under the obstructions (Bins).

PREMISES AFFECTED—469-475 10th Avenue and 501 West 36th Street, northwest corner, Block 708, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for deferred decision; hearing closed.

668-79-A

APPLICANT—Wechsler-Grasso-Menziuso for 23rd Street, Loft Corporation, owner.

SUBJECT—Application June 7, 1979—appeal from a decision of the Borough Superintendent re- rear yard, ventilation, egress.

PREMISES AFFECTED—241-243 West 23rd Street, north side, 385 feet west of 7th Avenue, Block 773, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred Menziuso and Carol J. Off.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for decision; hearing closed.

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Robert DeBoissiere.

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for hearing at the request of the applicant.

752-79-A

APPLICANT—Peter F. Oddo for Raymond Longobardi, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—384 Nelson Avenue, south side, 233.45 feet east of Drew Court, Block 5300, Lot 17, Great Kills, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for decision, hearing closed.

753-79-A

APPLICANT—Peter F. Oddo for Raymond Longobardi, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—386 Nelson Avenue, south side, 257.60 feet east of Drew Court, Block 5300, Lot 19, Great Kills, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for decision; hearing closed.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for hearing.

767-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci, Jr., owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—6 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for decision; hearing closed.

768-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci, Jr., owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

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PREMISES AFFECTED—8 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for decision, hearing closed.

769-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci, Jr., owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of dry-wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for decision, hearing closed.

822-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner, for Evelyn Green et al. Executors, owner.

SUBJECT—Application July 23, 1979—for modification of certificate of occupancy #13059 re- sprinkler system.

PREMISES AFFECTED—118-01/21 Metropolitan Avenue, southeast corner of 83rd Avenue, Block 3329, Lot 1, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., at the request of the applicant for deferred decision; hearing closed.

1084-79-A

APPLICANT—Leonard F. Rothkrug for Bayside Federal Savings and Loan Association, owner.

SUBJECT—Application October 2, 1979—filed pursuant to Sections 35 and 36, Article 3 of the General City Law re-proposed construction in the bed of a mapped street and not fronting on a legally mapped street.

PREMISES AFFECTED—20-02 Francis Lewis Boulevard, northwest corner of Willets Point Boulevard, Block 4762, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for decision, hearing closed.

Adjourned 5:50 P.M.

ALAN D. GERSHUNY, *Executive Director*

SPECIAL MEETING

SPECIAL MEETING

WEDNESDAY MORNING,

NOVEMBER 28, 1979, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

868-79-A

APPLICANT—Edward Lauria for Singer Studio Corporation, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—561 Broadway, southwest corner of Prince Street, Block 498, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Ed Lauria, P.E., Aaron Gelbwaks, Silvia Kolbowski, Kenneth Frampton, Lisa Zwerling and Ira Weissman.

For Opposition: Chuck Delaney, Mario Pikus, Irving Minkin, John H. Ross, Mary A. Brennan, Luz Hernandez, Joseph Horn, Myles Horn, Pedro Rivera, Frank Rivera and others.

For Administration: Ira N. Brophy, O.E.D., Sandy Hornick, C.P.C. and Suzanne O'Keefe, C.P.C.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 4, 1979, at 2 P.M., for decision; hearing closed.

Adjourned: 4:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

The resolution adopted October 16, 1979 under Calendar Number 513-79-A and printed in Bulletin No. 42, Volume LXIV, is hereby corrected to read as follows:

513-79-A

APPLICANT—Leonard F. Rothkrug for The Turn Verein In The City of New York, owner. Private Cabarets Incorporated, lessee.

SUBJECT—Application April 27, 1979—appeal from a decision of the Borough Superintendent, re- Interpretative from the wrongful decision of the Department of Buildings dated April 6, 1979.

PREMISES AFFECTED—1251/59 Lexington Avenue, 146/52 East 85th Street, southeast corner of Lexington Avenue and East 85th Street, Block 1513, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Irving Minkin, Dept. of Buildings, and Alan Siegel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: Vice Chairman Agusta (by Proxy) 1

THE RESOLUTION—

WHEREAS, the Letter and Memorandum of the Commissioner of Buildings, dated April 6, 1979, reads:

"I have review the enclosed memorandum dated April 6, 1979 from Deputy Commissioner Irving Minkin regarding the subject premises and I concur with his findings and recommendations."

Memorandum Reads:

"In accordance with your instructions, I, Assistant Commissioner Dennis, and Assistant Director of Operations Kupfer have reviewed the files of our P.A. Permits, and Consumer Affairs and Fire Department records relating to the subject premises, together with various P.A. applications relating thereto; and Assistant Commissioner Dennis and I accompanied you on an inspection of said premises.

We have concluded our study and analysis, and respectfully advise you as follows:

1. The active operation of the cellar for cabaret use was apparently discontinued in 1976, and remained so to the present. Accordingly, the amendment to P.A. application 56/57 approved on 7/28/76, and approval BN 2570/78 on July 17, 1978 and approval of BN 3915/78 on October 17, 1978 are contrary to Section 52-61 of the Zoning Resolution and should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.
2. The active operation of the first floor for cabaret use was apparently discontinued in 1976, and remained so to the present. Accordingly, the amendment to P.A.

application 89/74 approved 7/28/78, and approval of BN 2569/74 on 7/17/78 are contrary to Section 52-61 of the Zoning Resolution, and should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.

3. The active operation of the third floor and fourth floor (third floor balcony) as a public dance hall was apparently discontinued in 1976, and remained so to the present. Accordingly, the amendment to P.A. 416/44 and P.A. 417/44 approved on 6/28/78, and approval of BN 2324/78 on 6/28/78 are contrary to Section 52-61 of the Zoning Resolution. Further, the arrangement and design and stated use of the premises as a cabaret on said plans and applications is contrary to Section 52-36 of the Zoning Resolution. Accordingly, said approvals should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.
4. In addition to the foregoing, no P.A. permits should be renewed unless and until all current applications on file are amended to reflect conforming uses; fireproofing is restored to all cellar columns; and all locking devices on all means of egress not conforming with code are permanently removed."

and

WHEREAS, the review of this application is narrow and limited solely to the technical determination as to whether or not there was a discontinuance of the active operation of *substantially all* the non-conforming uses in the building; and

WHEREAS, this is an appeal from the letter and memorandum of the Commissioner of Buildings, dated April 6, 1979; and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R. A.; and

WHEREAS, the Board finds that the record is deficient of *conclusive* evidence as to the discontinuance of the active operation of *substantially all* the non-conforming uses in the building; and

WHEREAS, the *Zoning Resolution* is silent with respect to classifying a use as a public dance hall by the number of patrons; and

WHEREAS, the records of the Department of Buildings, Fire Department, Police Department, Department of Licenses, Department of Consumer Affairs and the Department of Water Supply, Gas and Electricity do not indicate that there was any discontinuance of the active operation of *substantially all* the non-conforming uses for a continuous period of two years; and

WHEREAS, the applicant has submitted evidence which indicates the *substantial* continuance of non-conforming uses in the building through May 2, 1977; therefore be it

Resolved, that the applicant's request is hereby granted and amendment to P.A. Application 56/57, B. N. Application 2570/78, B.N. Application 3915/78; amendment to P.A. Application 89/74, B.N. Application 2569/74; amendment to P.A. Application 416/44, P.A. Application 417/44 and B.N. Application 2324/78 are hereby reinstated.

* The resolution has been corrected in the vote section to read: Vice-Chairman Agusta, by proxy, votes negative instead of affirmative.

BOARD OF STANDARDS AND APPEALS
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No. 49

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TELEPHONE—566-5174.

ORDER TO SHOW CAUSE AND PETITION
SERVED ON THE BOARD OF STANDARDS
AND APPEALS

On December 4, 1979 an Order to Show Cause and Petition was served on the Board by Leonard F. Rothkrug, attorney for the petitioners, Private Cabarets, Incorporated and the Turn Verein in the City of New York, seeking a review of the Board's decision to reopen the hearing on November 7, 1979, which had been decided on October 16, 1979, regarding an appeal from a decision of the Borough Superintendent, re- Interpretation from a wrongful decision of the Department of Buildings dated April 6, 1979. Calendar Number 513-79-A, premises affected, 1251/59 Lexington Avenue, 146/52 East 85th Street, southeast corner of Lexington Avenue and East 85th Street, Block 1513, Lot 50, Borough of Manhattan.

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On December 7, 1979 an Order to Show Cause and Petition was served on the Board by Roger W. Kohn, attorney for the petitioner. Anna V. Grimaldi, seeking a review of the Board's denial of the Application, on November 20, 1979 based on the application for consideration—re-opening for amendment of the resolution, based on a decision of the Borough Superintendent; previously granted on condition under Section 7a of the Zoning Resolution, permitting in a residence use district the continuance of a factory occupancy and also to legalize the erection of a one-story extension approximately 15 feet by 40 feet connecting the front and rear building on the same lot. Calendar Number 269-60-BZ, premises affected, 108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 60, Corona, Borough of Queens.

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1211-79-BZ—B.Bx.—930 Soundview Avenue, south side, 100 feet east corner of Bruckner Boulevard, Block 3662, Lot 8, Borough of Bronx. Community Board #9BX. Alt. #318/79. re- proposed use, roller skating rink, UG12 in a C2-2 within a R6 zoning Dist. Cont. to Section 32-10ZR.

1212-79-BZ—B.M.—214 West 30th Street, south side, 190 feet west of Seventh Avenue, Block 779, Lot 52, Borough of Manhattan. Community Board #5M. Alt. #1099/76. re- proposed use group 2 residential apartments within an M1-5 dist. to establish bulk requirements, Cont. to Section 42-10ZR.

1213-79-A—B.S.I.—233 Grandview Avenue, east side, 103 feet north of Anderson Place, Block 1256, Lot 45, Mariners Harbor, Borough of Staten Island. Alt. #224/79. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1214-79-BZ—B.M.—533-543 Madison Avenue, and 47-57 East 54th Street, northeast corner, Block 1290, Lots 21, 24, 26, 27, 50 and 127, Borough of Manhattan. Community Board #5M. N.B. #35/79. re- proposed height of front walls front setbacks penetrate the sky exposure plain, loading berth, distance between building, and lot area for commercial use is Contrary to Sections 33-432ZR, 36-62ZR, 23-712ZR, and 35-412ZR.

1215-79-A—B.Q.—247-21 Northern Boulevard, northwest corner of 247th Street, Block 8117, Lot 39, Borough of Queens. N.B. #279/79. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1216-79-A—B.S.I.—139 Western Avenue, southeast corner of Richmond Terrace, Block 1338, Lot 1, Mariners Harbor, Borough of Staten Island, Alt. #296/79. re- proposed hydrogen trailer unloading station under Cal. #277-54-A; hydrogen is a Class IV material Contrary to Sec. 42-276ZR.

1217-79-A—B.S.I.—3666 Richmond Terrace, southwest corner of Western Avenue, Block 1400, Lot 1, Mariner Harbor, Borough of Staten Island. Alt. #295/79. re- proposed hydrogen trailer unloading station under Cal. #277-54-A; hydrogen is a Class IV material Contrary to Sec. 42-276ZR.

1218-79-A—B.M.—222 Park Avenue South, northwest corner of East 18th Street, Block 847, Lot 38, Borough of Manhattan. Alt. #880/77. re- proposed relocation of district boundary by a distance exceeding 25' so that use and bulk regulation of C5-2 dist. may be applied to enter zoning lot is Cont. to Sec. 77-11ZR.

1219-79-BZ—B.B.—1624 46th Street, southside, 180 feet west of 16th Avenue, Block 5437, Lot 17, Borough of Brooklyn. Community Board #12BK. N.B. #220/79. re- proposed side yards for three family multiple dwelling, and front yards is Contrary to Sections 23-462ZR, 23-45ZR.

1220-79-A—B.S.I.—187 Bayview Avenue, east side, 1535.97 feet north of Hylan Boulevard, Block 6710, Lot 23, Princess Bay, Borough of Staten Island. Alt. #240/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law and proposed use of drywells for disposal of storm water (Local Law #7).

1221-79-BZ—B.M.—422 Eleventh Avenue, northeast corner of West 35th Street, Block 707, Lot 1, Borough of Manhattan. Community Board #4M. re- proposed use group 2 residential apartments within an M1-5 dist. bulk and parking regulations to be established by the Board of Standards and Appeals. Contrary to Sec. 42-10ZR.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

JANUARY 22, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 22, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

1348-27-BZ

APPLICANT—Lama and Vassalotti for C. Richard Hilker, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island Avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lot 1, Borough of Brooklyn. Community Board #15BK.

813-63-BZ

APPLICANT—Max Siegel Associates for Milton P. Miller, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law to permit in an R8 and R10 district, the use of transient parking for the unused and surplus tenants spaces within an existing multiple dwelling accessory garage.

PREMISES AFFECTED—699-717 West End Avenue, west side from West 94th Street to West 95th Street, Block 1253, Lot 21, Borough of Manhattan. Community Board #7M.

26-70-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 29, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 11-413 of the Zoning Resolution, permitting in a C2-4 district, the erection of a one story enlargement to an existing automotive service station with accessory uses previously before the Board and the extension of term of variance.

PREMISES AFFECTED—4467 to 4469 Broadway, 700 to 706 West 192nd Street, southwest corner, Block 2180, Lot 513, Borough of Manhattan. Community Board #12M.

491-78-BZ

APPLICANT—Millard Bresin for Roclu Realty Corporation, owner; Amoco Oil Company, Long Term Lessee.

CALENDAR

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 5, 1979—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, permitting in a C2-2 district, the reconstruction and rearrangement of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—4102-4114 Avenue U, southeast corner of Coleman Street, Block 8558, Lot 36, Borough of Brooklyn.

ZONING CASES

741-79-BZ

APPLICANT—Frank A. Vaccaro, for Network Courier Service, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-6 district, the enlargement in area and the use of the third floor of an existing three story building for residential use with commercial occupancy on the first and second floors.

PREMISES AFFECTED—544 Hudson Street, east side, 86.29 feet north of Charles Street, Block 621, Lot 4, Borough of Manhattan. Community Board #2M.

770-79-BZ

APPLICANT—Benjamin A. Shafran for John J. Crowe, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district the conversion of an existing three story building from commercial occupancy into a multiple dwelling.

PREMISES AFFECTED—179 Christopher Street, north side, 77.6 feet of Weehawken Street, Block 636, Lot 37, Borough of Manhattan. Community Board #2M.

880-79-BZ

APPLICANT—Donald Rowe for Paul Favaloro, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the maintenance of an enlargement to a one family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—21 O'Gorman Avenue, north side, 100 feet east of Buffalo Street, Block 4970, Lot 34, Terrace Bay, Borough of Staten Island. Community Board #3S.I.

951-79-BZ

APPLICANT—Guerine Salerni for Robert Sabbagh, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, the change in use of an existing structure from an auditorium with accessory uses into a gymnasium (racquetball) facility with accessory uses.

PREMISES AFFECTED—5911/23 8th Avenue, 801/11 60th Street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn. Community Board #12BK.

980-79-BZ

APPLICANT—Nicholas J. Salvadeo for De-Lu Realty Corporation, owner.

SUBJECT—Application August 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story and cellar medical office building that encroaches on the required front and side yards.

PREMISES AFFECTED—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

1071-79-BZ

APPLICANT—IRA Blair for JFM Enterprises, owner, Lafergia Fuel Oil Company, Incorporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution to permit in a M1-1 district, the erection of a one story commercial vehicle storage building that encroaches on the required yard along a district boundary.

PREMISES AFFECTED—1640 McDonald Avenue, west side, 247.108/8 feet south of 24th Avenue, Block 6582, Lots 28, 30, 32 and 33, Borough of Brooklyn. Community Board #11BK.

1188-79-BZ

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from a hotel into a multiple dwelling.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan. Community Board #5M.

1189-79-A

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 16, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

Laid over from November 27, 1979, for continued hearing.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

CALENDAR

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

Laid over from November 27, 1979, for continued hearing.

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.
SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an MI-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

Laid over from November 27, 1979, for decision; hearing closed.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 22, 1980

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 22, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1240-79-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated December 7, 1979 and received December 14, 1979.

SUBJECT—Modification of Reference Standard RS 18 of the Building Code of the City of New York.

1242-79-SA

APPLICANT—Elkhart Brass Manufacturing Company, Incorporated—Pressure reducing valves for standpipe systems.

137-77-SA

APPLICANT—Walter Kidde and Company—Extinguishing system for self-service gasoline stations.

1102-79-GR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Automatic door operators.

857-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Country Peddler Lamp Oil" in twenty-eight (28) ounce plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulations of the Administrative Code of New York City.

858-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Country Peddler Lamp Oil" in

thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap container not in compliance with regulations of the Administrative Code of New York City.

859-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Victorian Lamp Oil" in twenty-eight (28) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap containers not in compliance with regulations of the Administrative Code of New York City.

860-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Victorian Lamp Oil" in thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap. Containers not in compliance with regulations of the Administrative Code of New York City.

861-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Orient Trader Lamp Oil" twenty-eight (28) ounce, plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

862-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979 appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Orient Trader Lamp Oil". thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap containers not in compliance with regulation of the Administrative Code of New York City.

863-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Antique Charm Lamp Oil" thirty-two ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

864-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil" twenty-eight (28) ounce, plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

CALENDAR

865-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil" thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulations of the Administrative Code of New York City.

870-79-A

APPLICANT—Edward Lauria for Cyrenius F. Simonson, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—4256 Arthur Kill Road, northwest corner of Block 7314, Lot 1, Borough of Staten Island.

876-79-A

APPLICANT—Alphonse J. Calvanico for Fred Susser, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 Herrick Avenue, north side, 180 feet east of Gaynor Street, Block 7347, Lot 48, Princes Bay, Borough of Staten Island.

1215-79-A

APPLICANT—S. M. Limoggio for Howard Johnson's, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—247-21 Northern Boulevard, northwest corner of 247th Street, Block 8117, Lot 39, Borough of Queens.

532-78-A

APPLICANT—Ralph J. Schwarz, Jr. for York Amusement Company, Incorporated, owner, Jolar Cinema, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novelties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Jean Messina and Kathryn Fahy, owner, Queens Paperbook Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—247 West 42nd Street, north side, 237.6 feet east of Eighth Avenue, Block 1014, Lot 11, Borough of Manhattan.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet east of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

540-78-A

APPLICANT—Ralph L. Schwarz, Jr. for Michael Zaffarano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

CALENDAR

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 29, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 29, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

640-76-A

APPLICANT—Augustus Beekman.

OWNER: Seward Park Housing Corporation, owner.

SUBJECT—Application for consideration—to rescind the resolution of February 8, 1977—for Modification of Certificate of Occupancy #55860 re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—167-187 Clinton Street and 389-411 Grand Street, southwest corner, Block 313, Lot 1, Borough of Manhattan.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification of the resolution of October 9, 1979—re-appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously revoked by the Board.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

279-77-BZ

APPLICANT—A. H. Salkowitz and Carl Heimberger for The Museum of Modern Art, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—Decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 district, the enlargement in area of an existing museum that encroaches on the required rear yard and the erection of a 50 story mixed building that encroaches on the required rear yard and has less than the required parking.

PREMISES AFFECTED—5 to 35 West 53rd Street, north side, 260 feet west of Fifth Avenue, 4 to 24 West 54th Street, Block 1269, Lots 17 and 20, Borough of Manhattan.

606-75-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al., for Mountbatten Equities, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under section 72-21 of the Zoning Resolution, permitting in an M1-5 district, the conversion of an existing eight story and mezzanine building from manufacturing use into a non-conforming residential use with a health facility and restaurant on the penthouse and roof levels.

PREMISES AFFECTED—405-421 Hudson Street, northwest corner of Clarkson Street, Block 601, Lot 58, Borough of Manhattan.

498-75-BZ

APPLICANT—Dominick Farruggio for Frank Gallato, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 4, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, at an existing three story building, the erection of a one story enlargement to the first floor bakery that creates non-compliance in floor area ratio.

PREMISES AFFECTED—6309 20th Avenue, east side, 54.6 feet south of 63rd Street, Block 5542, Lot 8, Borough of Brooklyn.

ZONING CASES

230-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Lazzaro, owner.

SUBJECT—Application May 3, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for the display and sales of new and used cars with accessory repairs.

PREMISES AFFECTED—1873 McDonald Avenue, east side, 100 feet north of Quentin Road, Block 6633, Lot 50, Borough of Brooklyn. Community Board #15BK.

CALENDAR

665-79-BZ

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 6, 1979—decision of the Borough Superintendent, under Section 72-10 of the Zoning Resolution, to permit in a M1-6 district, in an existing ten story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan. Community Board #5M.

666-79-A

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan.

866-79-BZ

APPLICANT—Theodore R. Earne for Delmar Realty Incorporation, owner, Sam Lohl, lessee.

SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the maintenance of an existing store as a trade school for the grooming of dogs.

PREMISES AFFECTED—265-17 Union Turnpike, northeast corner of 265th Street, Block 8541, Lot 62, Borough of Queens. Community Board #13Q.

922-75-BZ

APPLICANT—Sol Niego for Marjorie and Melvin Warren-grand, owner.

SUBJECT—Application August 10, 1979—decision of the Borough Superintendent, Under Section 73-42 of the Zoning Resolution to permit in a C2-3 district, the erection of an enlargement on the first floor of an existing three story that increases the degree of non-compliance in floor area ratio and the expansion of the existing variety store occupancy into the second floor that will exceed the floor area limitation.

PREMISES AFFECTED—4802/4820 New Utrecht Avenue, southwest corner of 48th Street, Block 5633, Lots 23, 28, 30, 31, 32 and 33, Borough of Brooklyn. Community Board #12BK.

947-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—464 Drumgoole Road West, west side, 90 feet north of Dorval Avenue, Block 5651, Lot 71, Eltingville, Borough of Staten Island. Community Board #3S.I.

948-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—466 Drumgoole Road West, west side, 145.83 feet north of Dorval Avenue, Block 5651, Lot 72, Eltingville, Borough of Staten Island. Community Board #3S.I.

949-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—470 Drumgoole Road West, west side, 119.55 feet north of Dorval Avenue, Block 5651, Lot 74, Eltingville, Borough of Staten Island. Community Board #3S.I.

950-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—472 Drumgoole Road West, west side, 93.29 feet north of Dorval Avenue, Block 5651, Lot 75, Eltingville, Borough of Staten Island. Community Board #3S.I.

1074-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner, Rabbi Chaim J. Tauber, Contract Vendee.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1475 47th Street, north side, 57.6 feet west of 15th Avenue, Block 5624, Lot 47, Borough of Brooklyn. Community Board #12BK.

1075-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1481 47th Street, northwest corner of 15th Avenue, Block 5624, Lot 46, Borough of Brooklyn. Community Board #12BK.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 29, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 29, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

766-79-A

APPLICANT—Joseph B. Raia for Emanuel Bolitere, owner.

CALENDAR

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—295 Shirley Avenue, north side, 125.13 feet west of Harold Avenue, Block 6367, Lot 42, Princess Bay, Borough of Staten Island.

881-79-A

APPLICANT—Alphonse J. Calvanico for Borgart Homes, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—622 Sycamore Street, south side, 554.38 feet east of Barclay Avenue, Block 6382, Lot 34, Annadale, Borough of Staten Island.

897-79-A

APPLICANT—Leonard F. Rothkrug for J. A. Green Construction Corporation, owner, Seaboard World Airlines, Incorporated, lessee.

SUBJECT—Application July 31, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed enlargement of building in the bed of a mapped street.

PREMISES AFFECTED—145-15 to 145-69 156th Street, northeast corner of 146th Avenue and 145-30 157th Street, Block 10511, Lots 6, 40, 45, 50, 52, 53 and 54, Springfield Gardens, Borough of Queens.

1025-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-30 131st Street, west side, 92.71 feet north of 15th Avenue, Block 4098, Lot 45, Whitestone, Borough of Queens.

1026-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-32 131st Street, west side, 71.25 feet north of 15th Avenue, Block 4098, Lot 46, Whitestone, Borough of Queens.

1027-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-34 131st Street, west side, 53.25 feet north of 15th Avenue, Block 4098, Lot 47, Whitestone, Borough of Queens.

1028-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-36 131st Street, west side, 31.79 feet north of 15th Avenue, Block 4098, Lot 48, Whitestone, Borough of Queens.

1029-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-38 131st Street, northwest corner of 15th Avenue, Block 4098, Lot 49, Whitestone, Borough of Queens.

1173-79-A

APPLICANT—M. Milton Glass for 333 7th Avenue Realty Company, owner.

SUBJECT—Application November 8, 1979—appeal from Administrative decision, re: Sprinkler System.

PREMISES AFFECTED—319-335 Seventh Avenue, 155 West 28th Street, 154 West 29th Street, northeast, Block 804, Lots 1-8, 72-76, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, DECEMBER 4, 1979, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 20, 1979, were approved as printed in the Bulletin of November 29, 1979, Volume 64, Number 47.

150-54-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in the retail use portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor repairs, store and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia Avenue and 1061-1071 East 224th Street, northwest corner, Block 4871, Lot 1, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, on December 3, 1979 the Board received a letter from Community Board #12BX, stating that they have no objection to the continuation of variance; and

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 27, 1954, as amended through June 10, 1969, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 1-54)

788-57-BZ

APPLICANT—Leonard F. Rothkrug for Joykiss Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy which expired September 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of 5 gallon storage tanks and two pumps

and the parking of employees' cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lot 32 (formerly Lots 32 and 42), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Dewey Rothkrug.

ACTION OF BOARD—Application reopened and time extended to obtain a Certificate of Occupancy.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 6, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a Certificate of Occupancy.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 6, 1958, as amended through September 19, 1978, only as to the time to obtain a Certificate of Occupancy, so that as amended this portion of the resolution shall read:

"that a Certificate of Occupancy shall be obtained within six months from the date of this amended resolution." (N.B. 2614-57)

22-68-A

APPLICANT—Halperin, Shivitz, Scholer, Schneider and Eisenberg for Rebco Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- proposed use of aluminum vertically pivoted windows along lot lines; previously granted on condition.

PREMISES AFFECTED—109 East 58th Street, north side, 90 feet east of Park Avenue, 110 East 59th Street, Block 1313, Lot 5 (formerly Lots 5, 10, 66 and 67), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for continued hearing.

204-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- marquee, height, extending, etc.; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Bryman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

205-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the

MINUTES

Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Bryman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

206-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the Borough Superintendent, re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Bryman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

207-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Bryman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

208-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Bryman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

209-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the Borough Superintendent re-signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Bryman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

343-68-BZ

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-7 district, the erection of a 12 story commercial building that penetrates the sky exposure plane and encroaches on the required rear yard.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Bryman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

344-68-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re-shaft for escalators enclosure; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Bryman.

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for decision; hearing closed.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Burton Flax.

For Opposition: Leon Johnson.

MINUTES

ACTION OF BOARD—Laid over to December 11, 1979, at 10 A.M., Special Order Calendar, for continued hearing.

319-79-BZ

APPLICANT—M. Martin Elkind for Melvin Last, owner.
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of a one story enlargement to an existing mixed building to be used as a warehouse that creates non-compliance within the rear yard.

PREMISES AFFECTED—25-50 31st Street, west side, 259.11 feet south of Astoria Boulevard, Block 598, Lot 44, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., Special Order Calendar, for decision; revised plans; hearing closed.

1112-78-BZ

APPLICANT—Nicholas J. Salvadeo for Philip Ressa, Contract Vendee.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for applicant to properly notify all property owners within the affected area—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and cellar office building with accessory parking in the open area.

PREMISES AFFECTED—Victory Boulevard, south side, 100 feet east of Canterbury Avenue, Block 2085, Lot 14-T, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: None.

ACTION OF BOARD—Decision deferred from December 4 to December 11, 1979, at 10 A.M., hearing closed.

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lot 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Edwin Storch, Franco Marino and Juan Rosario.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for hearing.

235-79-BZ

APPLICANT—Joseph A. Gioia for P. C. LaBella Funeral Chapels, owner.

SUBJECT—Application March 6, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, in an existing two story mixed building, the extension of the funeral establishment into the second floor that increases the degree of non-conformity.

PREMISES AFFECTED—2625 and 2627 Harway Avenue, northeast corner of Bay 43rd Street, Block 6898, Lot 9, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: E. Altadonna.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for hearing.

257-79-BZ

APPLICANT—DHJ Industries, Incorporated for U.S.I.F. 34th Street Corporation, owner, DHJ Industries, Incorporated, lessee.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C6-2 district, in an existing eighteen story commercial building, the use of a portion of the first floor for textile manufacturing.

PREMISES AFFECTED—331-349 West 33rd Street, north side, 165 feet east of 9th Avenue, 330 West 34th Street, Block 757, Lot 54, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: William Roper.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

499-79-BZ

APPLICANT—Weinberg and Kirschenbaum for Raben Service Center Incorporated, owner.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, at an existing automotive service station with accessory uses previously before Board, the erection of a one-story enlargement and the addition to the uses to include automobile repairs and automobile sales.

PREMISES AFFECTED—1767-77 Cropsey Avenue, northwest corner of 18th Avenue, Block 6435, Lot 1, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

For Opposition: None.

ACTION OF BOARD—Decision deferred from December 4, 1979 to December 11, 1979, at 10 A.M., hearing closed.

514-79-BZ

APPLICANT—Arthur Guttman for Loft Management Company, owner.

SUBJECT—Application April 30, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 New York City Charter of the Zoning Resolution, to permit in an M1-5 district, on a plot with an existing eight story commercial and manufacturing structure, the conversion of the second through eighth floors into a multiple dwelling.

PREMISES AFFECTED—39 East 19th Street, north side, 200 feet west of Park Avenue South, Block 848, Lot 28, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for decision, hearing closed.

522-79-BZ

APPLICANT—Nicholas J. Salvadeo for William Myers, owner.

SUBJECT—Application May 2, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the reconstruction and modernization of an existing automotive service station and retail store establishment.

PREMISES AFFECTED—496 Arthur Kill Road, southeast corner of Elverton Avenue, Block 5450, Lot 22, Great Kills, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo, William Myers and Vincent Myers.

For Opposition: Else Perl, Esq., Jack Hellman and Anthony Calandrillo.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for continued hearing; additional information.

548-79-BZ

APPLICANT—Alvin Hausman for M. Weitzner, D. Weitzner individually and as Trustee L. W. and T. of Henry M. Weitzner, owner.

SUBJECT—Application May 4, 1979—decision of Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story commercial and manufacturing structure the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—247-251 West 29th Street, north side, 175 feet east of 8th Avenue, Block 779, Lots 10 and 12, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sheldon Lobel, Joseph Pell Lombardi, J. David Seay, Anita Seay, Arthur Glen, Jay R. Levy and Thomas P. O'Callaghan.

For Opposition: James Heffernan, Erie L. Parham and Vincent Thorn.

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

616-79-BZ

APPLICANT—William R. Sachs for Noneva Realty Corporation, owner.

SUBJECT—Application May 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (CL) district, the conversion of a four story structure into a multiple dwelling that does not have the required special district certification and layout.

PREMISES AFFECTED—363 West 46th Street, northeast corner of Ninth Avenue, Block 1037, Lot 6, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: S. Detsky, T. Sherman, G. Hegy and F. Scott.

For Opposition: None.

For Administration: Robin Kramer, C.P.C.

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for continued hearing, additional information to be submitted.

732-79-BZ

APPLICANT—Samuel J. Kisseloff for 215 West 29th Street Corporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of New York City Charter to permit in an M1-5 district, in an existing seven story building, the conversion of the second floor through the seventh floor from factory use into a multiple dwelling.

PREMISES AFFECTED—215 West 29th Street, north side, 167 feet west of Fashion Avenue, Block 797, Lot 30, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Milton Newman and Burt Mayer.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for decision; hearing closed.

812-79-BZ

APPLICANT—Larry Meltzer for Fortieth Madison Realty Company, owner, Person Restaurant Incorporated, Lessee.

SUBJECT—Application July 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 25 story commercial building, the addition to the existing first floor and mezzanine restaurant to include limited cabaret.

PREMISES AFFECTED—279/293 Madison Avenue, 23/29 East 40th Street, northeast, Block 1275, Lot 23, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Ronald Ogur.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M. for decision; additional information; hearing closed.

867-79-BZ

APPLICANT—Paul Feldman for Kedem Fruit Product, Company, owner, The Center for Special Education, Lessee.

SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M3-1 district, in an existing three story and basement building, the change in occupancy from offices and residence to offices and school.

PREMISES AFFECTED—430 Kent Avenue, west side, 814.82 feet north of Division Avenue, Block 2134, Lot 48, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: E. M. Sthopouls and Robert Katz.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for decision; additional information; hearing closed.

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889-79-BZ

APPLICANT—Leonard F. Rothkrug for Odum Associates, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M1-2 district, the conversion of an existing ten story commercial and manufacturing building into apartments above the first floor conforming use.

PREMISES AFFECTED—138-40 West 17th Street, south side, 257 feet east of Seventh Avenue, Block 792, Lot 58 Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for decision; additional information; hearing closed.

890-79-A

APPLICANT—Leonard F. Rothkrug for Odum Associated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of stary shaft enclosure, windows in stairway, exist door and a second means of egress.

PREMISES AFFECTED—138-40 West 17th Street, south side, 257.5 feet east of Seventh Avenue, Block 792, Lot 58, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for decision; additional information, hearing closed.

923-79-BZ

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story enlargement to an existing one story retail store structure and the change in occupancy into a plumbing contractors establishment.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of East 84th Street, Block 8021, Lot 37, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Decision deferred from December 4, 1979 to December 11, 1979, at 10 A.M., hearing closed.

924-79-A

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—appeal from decision of Borough Superintendent, re- Proposed Plumbing Contractor's establishment, including loading and unloading and overnight parking of two small van trucks.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of 84th Street, Block 8021, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—decision deferred from December 4, 1979 to December 11, 1979, at 10 A.M., hearing closed.

335-79-BZ

APPLICANT—Joseph Pell Lombardi for Fifth Avenue Loft Corporation, owner.

SUBJECT—Application March 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and M1-8 district in an existing 13 story commercial and manufacturing structure, the conversion of all floors above the first floor into a multiple dwelling extending into M1 district.

PREMISES AFFECTED—140 Fifth Avenue, southwest corner of West 19th Street, Block 820, Lot 47, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin; laid over to November 7, 1979; then to November 20, 1979; then to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1979, acting on Alt. Applic. #638/1978, reads:

"C3. Proposed change of use from manufacturing Use Group 17 to residential Class A Apt. Use Group 2 in M1-6 ZD is not permitted as of right as per Section 42-10 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and M1-8 district, in an existing 13-story commercial and manufacturing structure, the conversion of all floors above the first floor into a multiple dwelling extending into the M1 district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 29, 1979", 19 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that

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25 percent of the roof area be allocated for tenant recreational space; that all laws, rules and regulations applicable be complied with; and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

336-79-A

APPLICANT—Joseph Pell Lombardi for Fifth Avenue Loft Corporation, owner.

SUBJECT—Application March 28, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling law.

PREMISES AFFECTED—140 Fifth Avenue and 2/6 West 19th Street, southwest corner, Block 820, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1979, on Alt. Applic. #638/78, reads:

"A5—The means of egress in a fireproof bldg. 160 ft. in height converted from manufacturing use to General residential is contrary to Sec. 277.9(b). (Newly erected fire escape not permitted as per Sec. 277.9)."

and

WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 21, 1979, acting on Alt. Applic. #638/1978, Objection No. A5, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 335-79-BZ; and that all other laws, rules and regulations be complied with.

372-79-BZ

APPLICANT—Joseph Pell Lombardi for 43-45 East 19th Street Association, owner.

SUBJECT—Application April 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—43 East 19th Street, north side, 125 feet west of Park Avenue South, Block 848, Lot 30, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Pell Lombardi.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin; laid over to November 13, 1979; then to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 16, 1979, acting on Alt. Applic. #937/1978, reads:

"1. Proposed residence building (U.G. 2) located in M1-5 district is contrary to Section 42-00 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight-story building, the conversion of all floors above the first floor into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 18, 1979", 5 sheets, and "November 9, 1979", 4 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that 25 percent of the roof area be allocated for tenant recreational space; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

575-79-BZ

APPLICANT—Harry Soled for Michael Gervis, owner.

SUBJECT—Application May 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front and rear yards and with balconies within the required side yard.

PREMISES AFFECTED—1711 55th Street, north side, 77 feet East of 17th Avenue, Block 5486, Lot 72, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 23, 1979, after due notice by publication in the Bulletin; laid over to November 13, 1979; then to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1979, acting on N.B. Applic. #37/1979, reads:

"1. Proposed building in an R-5 zone with a ten foot front yard contrary to Section 23-45 Z.R.

2. Proposed building in an R-5 zone with a 25'-0" rear yard contrary to Section 23-47 Z.R.

3. Proposed balconies within a required side yard contrary to 23-44 Z.R."

and

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WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, three-family dwelling that encroaches on the required front and rear yards and with balconies within the required side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 5, 1979", 6 sheets, and "November 7, 1979", 1 sheet; and *on further condition* that an approved smoke detector with a self-contained alarm be installed in each apartment; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1163-79-A

APPLICANT—Harry Soled for Michael Gervis, owner.

SUBJECT—Application November 5, 1979—appeal from a decision of the Borough Superintendent re- rear yard and side yard contrary to the Multiple Dwelling Law.

PREMISES AFFECTED—1711 55th Street, north side, 77 feet east of 17th Avenue, Block 5486, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1979, on N.B. Applic. #37/79, reads:

"5. Under Sec. 26 M.D. Law a 30'-0" rear yard must be provided for proposed Multiple Dwelling.

6. Under Sec. 26 M.D. Law, if a side yard is provided it must be at least 8'-0" in width."

and

WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated October 29, 1979, acting on N.B. Applic. #37/1979, Objection Nos. 5 and 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 575-79-BZ; and that all other laws, rules and regulations be complied with.

764-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the construction

of a penthouse enlargement to existing eight story building and the conversion from manufacturing and commercial occupancy into a multiple dwelling that has less than the required distance between window and lot lines.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Paul D. Selver.

For Opposition: Doris Diether, C.B. #2M.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 13, 1979, after due notice by publication in the Bulletin; laid over to November 20, 1979; then to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated June 18, 1979, acting on Alt. Applic. #76/1979, reads:

"2. Proposed residence building (UG 2) located in M1-5 district is contrary to Section 42-00 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh; and

WHEREAS, the building has become functionally obsolete with inadequate freight elevators and no interior loading berth; and

WHEREAS, the site is adjacent to a structure containing residential uses; and

WHEREAS, the plot is less than 250 feet from conforming residential and commercial districts; and

WHEREAS, this substandard manufacturing structure was acquired by the present owner through a foreclosure proceeding; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight-story building, the conversion from manufacturing and commercial occupancy into a multiple dwelling that has less than the required distance between windows and lot lines *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 3, 1979", 5 sheets, and "November 15, 1979", 4 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that 25 percent of the roof area be allocated as tenant recreational space; that the cellar and first floor be occupied with non-hazardous, conforming commercial or manufacturing uses; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

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765-79-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Joe Don Company, owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—644-654 Greenwich Street, 111-115 Barrow Street, southwest corner, Block 603, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul D. Selver.

For Opposition: Doris Diether, C.B. #2M.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 18, 1979, on Alt. Applic. #76/79, reads:

“3. Apt. at S/W corner of bldg. which does not open on a lawful court, yard or street is contrary to Sec. 277 (7) M.D.L.

4. Proposed enlargement (Penthouse) of bldg. converted under Art. 7-B, is contrary to Sec. 277 M.D.L.”
and

WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated June 18, 1979, acting on Alt. Applic. #76/79, Objection No. 3 only, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 764-79-BZ; and that all other laws, rules and regulations be complied with.

898-79-BZ

APPLICANT—Lauria Associates for Larow Property Incorporated, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement in area of an existing two story dwelling and the conversion of the first floor into a store that creates non-conformity and increases the degree of non-compliance within the front yard.

PREMISES AFFECTED—4200 Hylan Boulevard, southwest corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Ed Lauria.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated July 25, 1979, acting on Alt. Applic. #11/1979, reads:

“3. Mansard obstructs required front yard contrary to Section 23-44 of the zoning resolution and increases

the degree of non-compliance contrary to Section 54-31 of the Zoning Resolution.

4. The proposed conversion in a mixed building of a portion of the first floor from residential to commercial (Use Group 6) which is not a use permitted as of right when located in R3-2 zoning district is contrary to section 22-10 Z.R. and increases the degree of Non-Conformance zoning resolution.

5. The proposed conversion of portion of a portion of the first floor which results in the construction of a new exit stair in the required front yard increases the degree of non-compliance contrary to section 54-31 of the zoning resolution.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a Member of the Board consisting of Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #3S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of a two-story dwelling and the conversion of the first floor into a store that creates nonconformity and increases the degree of noncompliance within the front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked “Received July 31, 1979”, one sheet, and “November 29, 1979”, 6 sheets; and *on further condition* that this variance be limited to a term of 10 years; that there shall be a one-hour fire separation between apartments; that a smoke detector with a self-contained alarm be installed in each apartment; that smoke detectors be installed within the store, connected to an alarm that can be heard on the exterior of the premises and on each apartment level; that fire balconies comply fully with the Building Code; that business signs comply with the C-1 district regulations; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

899-79-A

APPLICANT—Lauria Associates for Larow Property, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- proposed increase in area, on the third floor and proposed extension of the existing J3 use to the third floor.

PREMISES AFFECTED—4200 Hylan Boulevard, southwest corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 25, 1979, on Alt. Applic. #11/79, reads:

“6. The proposed increase in area, on the third floor, and the proposed extension of the existing J3 use to the

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third floor, constitutes an increase contrary to Section C26-403.3 of the Administrative Code (exceeds tabular limits within the Fire Districts).

9. Since the building has mixed occupancy groups (C and J3) exits must comply with the requirements of the occupancy group which is most strict (C26-601.1 (a)) therefore two exits are required from each floor (C26-603.2) and such exits must comply with requirements of sub-article C26-604.0 of the Administrative Code as to construction".

and

WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated July 25, 1979, acting on Alt. Applic. #11/79, Objection Nos. 6 and 9, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 898-79-BZ; and that all other laws, rules and regulations be complied with.

1132-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8802 Ft. Hamilton Parkway, southwest corner of 88th Street, Block 6068, Lot 30, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 7, 1979, acting on N.B. Applic. #11/1979, reads:

"1. The proposed erection of a 2 story and basement dwelling located in R-6 Special Bay Ridge district area "A" which is over in F.A.R. is contrary to Section 114-101.

2. The proposed erection of a 2 story and basement dwelling located in R-6 special Bay Ridge district area "A" which is deficient in O.S.R. is contrary to Section 114-103.

3. The proposed erection of a 2 story and basement dwelling located in R-6 special Bay Ridge district area "A" which has a side yard less than 8'-0" in width is contrary to Section 114.113.

4. The proposed erection of a 2 story and basement dwelling located in R6 special Bay Ridge district area "A" which has a front and rear yard with less than a total of 45'-0" is contrary to Section 114.12.

5. Under Section 114-06 of Zoning Resolution for the Special Bay Ridge District, curb cuts are not per-

mitted on minor streets within 55'-0" of the nearest street intersection."

and

WHEREAS, the premises and surrounding area had a previous site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #10BK. and the City Planning Commission have recommended approval of this modification to site development; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the erection of a two-story and basement, three-family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 24, 1979", 9 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1133-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8804 Ft. Hamilton Parkway, west side, 22 feet south of 88th Street, Block 6068, Lot 31, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 7, 1979, acting on N.B. Applic. #12/1979, reads:

"1. The proposed erection of a 2 story and basement dwelling located in R-6 Special Bay Ridge district area "A" which is over in F.A.R. is contrary to Section 114-101.

2. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which is deficient in O.S.R. is contrary to Section 114-103.

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3. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which has a side yard less than 8'-0" in width is contrary to Section 114.113.

4. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which has a front and rear yard with less than a total of 45'-0" is contrary to Section 114.12.

5. Under Section 114-06 of Zoning Resolution for the Special Bay Ridge district, curb cuts are not permitted on minor streets within 55'-0" of the nearest street intersection."

and

WHEREAS, the premises and surrounding area had a previous site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #10BK and the City Planning Commission have recommended approval of this modification to site development; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the erection of a two-story and basement, three-family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 24, 1979", 9 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1134-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8808 Ft. Hamilton Parkway, west side, 48 feet south of 88th Street, Block 6068, Lot 32, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 7, 1979, acting on N.B. Applic. #13/1979, reads:

"1. The proposed erection of a 2 story and basement dwelling located in R-6 Special Bay Ridge district area "A" which is over in F.A.R. is contrary to Section 114-101.

2. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which is deficient in O.S.R. is contrary to Section 114-103.

3. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which has a side yard less than 8'-0" in width is contrary to Section 114.113.

4. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which has a front and rear yard with less than a total of 45'-0" is contrary to Section 114.12."

5. Under Section 114-06 of Zoning Resolution for the Special Bay Ridge district, curb cuts are not permitted on minor streets within 55'-0" of the nearest street intersection."

and

WHEREAS, the premises and surrounding area had a previous site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #10BK. and the City Planning Commission have recommended approval of this modification to site development; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the erection of a two-story and basement, three-family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 24, 1979", 9 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1135-79-BZ

APPLICANT—Dominick Salvati and Son for Dural Estates, owners.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 (BR) district, the erection of a two story and basement three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets.

PREMISES AFFECTED—8812 Ft. Hamilton Parkway, west side, 74 feet south of 88th Street, Block 6068, Lot 132, Borough of Brooklyn. Community Board #10BK.

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APPEARANCES—

For Applicant: Harriet R. Jacobs.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 7, 1979, acting on N.B. Applic. #14/1979, reads:

"1. The proposed erection of a 2 story and basement dwelling located in R-6 Special Bay Ridge district area "A" which is over in F.A.R. is contrary to Section 114-101.

2. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which is deficient in O.S.R. is contrary to Section 114-103.

3. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which has a side yard less than 8'-0" in width is contrary to Section 114.113.

4. The proposed erection of a 2 story and basement dwelling located in R6 Special Bay Ridge district area "A" which has a front and rear yard with less than a total of 45'-0" is contrary to Section 114.12.

5. Under Section 114-06 of Zoning Resolution for the Special Bay Ridge district, curb cuts are not permitted on minor streets within 55'-0" of the nearest street intersection."

and

WHEREAS, the premises and surrounding area had a previous site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #10BK and the City Planning Commission have recommended approval of this modification to site development; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the erection of a two-story and basement, three-family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required side yard, combined front and rear yard and with a curb cut on a minor street within 55 feet of intersecting streets *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 24, 1979", 9 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 3:20 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 1979, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

338-79-A

APPLICANT—Sajra Discount Department Stores, Incorporated, owner.

SUBJECT—Application March 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—1963 Prospect Avenue, northwest corner of East Tremont Avenue, Block 3093, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Jack Ancona.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

553-79-A

APPLICANT—William E. Cratty for Intercontinental Lubricants Corporation, owner.

SUBJECT—Application May 8, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as Old New England Lamp Oil in plastic bottle, not in compliance with regulation of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated February 7, 1979 and May 2, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Old New England Lamp Oil' a Combustible mixture with a flash point of 180°F (TOC) in containers as follows: 32 oz. cylindrical plastic bottle with child-proof plastic cap is *disapproved*. Such containers are not in compliance with our regulations to wit: Section C19-62.0.b of the New York City Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated February 7, 1979 and May 2, 1979, acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed November 23, 1979", 1 sheet, that the modification shall apply to "Old New England Lamp Oil" on 32 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures,

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catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 553-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

868-79-A

APPLICANT—Edward Lauria for Singer Studio Corporation, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—561 Broadway, southwest corner of Prince Street, Block 498, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Ed Lauria, P.E.

For Opposition: I. Minkin, Dept. of Buildings and Doris Diether, C.B. #2M.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, and Commissioner Wolf 4

Negative: Commissioner Carroll and Commissioner Cincotta 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 27, 1979, on Alt. Applic. #32/79, reads:

"1. Proposed Studio (with accessory living) Use Group 9 is in violation of the Zoning Resolution and or M.D.L. as per Commissioner's memo dated 11/28/78 (page 12)."

and

WHEREAS, a site evaluation of the subject premises was conducted by a Committee of the Board consisting of Vice Chairman Philip P. Agusta, R.A., Commissioner Harry M. Carroll, P.E., Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A., and

WHEREAS, the subject building is approximately 50'x137'-6", irregular in shape, 140' and 12 stories in height of Class I, fireproof construction located in an M1-5b zoning district presently used and occupied as a Commercial and Manufacturing structure including Studios with accessory living and in some spaces used as a joint living and work quarters for Artists, and

WHEREAS, this is an application to interpret the Zoning Resolution as it concerns the proposed use of the premises as Studios with accessory living from the second to the twelfth floors inclusive, and

WHEREAS, "Studios, Art, Music, Dancing or Theatrical", is a use listed in the Zoning Resolution in Section 32-18, Use Group 9A with "Accessory Uses", Use Group 9C, and

WHEREAS, "Accessory Uses" is defined in Section 12-10 of the aforesaid Zoning Resolution as "(a) Is a use conducted on the same zoning lot as the principal use to which it is related (whether located within the same or an accessory building or other structure, or as an accessory use of land), except that, where specifically provided in the applicable district regulations, accessory off-street parking or loading need not be located on the same zoning lot; and

(b) Is a use which is clearly incidental to, and customarily found in connection with, such principal use; and

(c) Is either in the same ownership as such principal use, or is operated and maintained on the same zoning lot substantially for the benefit or convenience of the owners, occupants, employees, customers, or visitors of the principal use"; and

WHEREAS, the above cited section states "accessory uses includes," (but not limited to, see Section 12-01 (i) of the Zoning Resolution)

"(a) Living or sleeping accommodations for servants

(b) Living or sleeping accommodations for caretakers in connection with any use listed in Use Group 3 through 18, inclusive

(c) Living or sleeping accommodations for employees in connection with commercial or manufacturing uses", and

WHEREAS, the principal use as "Studio", Use Group 9A and "Accessory Use", Use Group 9C is a permitted use in all M1 zoning districts as per Sections 42-11 and 42-12 of the Zoning Resolution, and

WHEREAS, plans filed by the applicant dated December 3, 1979, 1 sheet, indicates floor areas having principal uses as Studios Use Group 9A with accessory living for each studio use, Use Group 9C, and being strictly in compliance with the Zoning Resolution, therefore, be it

Resolved, that the Board of Standards and Appeals has determined that the decision of the Commissioner of the Department of Buildings dated June 27, 1979 acting on Alt. Applic. #32/79 is incorrect as said decision was not in accordance with the strict interpretation of the Zoning Resolution, further that it is the recommendation of this Board to resolve the situation is legislation in the form of an amendment to the Zoning Resolution which will correct the problem which necessitated this application, concurring with the decision of Justice Mercorella (NYLJ 10/29/79) and further that the Department of Buildings strictly and *uniformly* enforce the zoning laws as they pertain to prior approvals on this subject; and further that substantial construction be completed within one year of the date of this resolution.

1084-79-A

APPLICANT—Leonard F. Rothkrug for Bayside Federal Savings and Loan Association, owner.

SUBJECT—Application October 2, 1979—filed pursuant to Sections 35 and 36, Article 3 of the General City Law re-proposed construction in the bed of a mapped street and not fronting on a legally mapped street.

PREMISES AFFECTED—20-02 Francis Lewis Boulevard, northwest corner of Willets Point Boulevard, Block 4762, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 7, 1979, on Alt. Applic. #674/79, reads:

"1. Proposed one story Bank enlargement in the bed of a mapped street is contrary to Section 35 and 36 of the General City Law."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, September 7, 1979, acting on Alt. Applic. #674/79, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Sections 35 and 36 of the General

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City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "October 2, 1979", 5 sheets; and that all laws, rules and regulations shall be complied with; and on condition that the City retain all its rights.

5-78-A

APPLICANT—Apsco Fabrics, Incorporated for Louis and Bessie Adler Foundation, Incorporated, owners.

SUBJECT—Application for consideration—to dismiss the application of January 4, 1978—appeal from a decision of the Fire Commissioner re- sprinkler protection under the obstructions (Bins).

PREMISES AFFECTED—469-475 10th Avenue and 501 West 36th Street, northwest corner, Block 708, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to January 8, 1980, at 2 P.M., hearing closed.

543-78-A

APPLICANT—Galbreath-Ruffin Corporation.

SUBJECT—Application July 14, 1978—review and appeal of Modification to Reference Standard 13-1 (Air Filters) granted under Calendar Number 281-77-BCR.

PREMISES AFFECTED—150 E. 42nd St., block bounded by Lexington Ave., 3rd Ave., E. 42nd St. and E. 41st St., Block 1296, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Win Froehlich.

For Administration: I. Minkin, Dept. of Building and Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to January 8, 1980, at 2 P.M., for decision based on a letter from the Building Commissioner, hearing closed.

668-79-A

APPLICANT—Wechsler-Grasso-Menziuso for 23rd Street, Loft Corporation, owner.

SUBJECT—Application June 7, 1979—appeal from a decision of the Borough Superintendent re- rear yard, ventilation, egress.

PREMISES AFFECTED—241-243 west 23rd Street, north side, 385 feet west of 7th Avenue, Block 773, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred Menziuso.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Decision deferred to December 11, 1979, at 2 P.M., hearing closed.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for 16 West 14th Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for modification of certificate of occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14th Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Sheldon Lobel.

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for continued hearing at the request of the owner.

731-79-A

APPLICANT—Thomas Rochon for Lispenard Studio Corporation, owner.

SUBJECT—Application June 20, 1979—appeal from Fire Commissioner re- fire alarm system.

PREMISES AFFECTED—45-51 Lispenard Street, north side, 178 feet west of Broadway, Block 210, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles W. Haffey.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at 2 P.M., hearing closed; decision.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for hearing.

783-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Classic Gas Line Antifreeze" in (12) twelve fluid ounce Plastic Bottles with Replaceable Cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for hearing.

807-79-A

APPLICANT—Walter T. Gorman, for Staten Island Boat Sales, Incorporated, owner.

SUBJECT—Application July 17, 1979—appeal from a decision of the Borough Superintendent re- proposed installation of two (2) two thousand (2,000) gallon gasoline storage tanks.

PREMISES AFFECTED—222 Mansion Avenue, southeast Great Kills Harbor, Block 5207, Lots 7 and 12, Great Kills, Borough of Staten Island.

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APPEARANCES—

For Applicant: Walter T. Gorman, P.E.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979,
at 2 P.M., for decision; hearing closed.

808-79-A

APPLICANT—Jerome L. Grushkin for Edward Corallo,
owner.

SUBJECT—Application July 18, 1979—filed pursuant to Sec-
tion 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street. Pro-
posed use of drywells for the disposal of storm water
(Local Law #7).

PREMISES AFFECTED—Buttonwood Road, west side,
873.95 feet west of Woodhaven Avenue, Block 881, Lot 255,
Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at
2 P.M., for decision; hearing closed.

811-79-A

APPLICANT—Joseph B. Raia for Sandra Siste, owner.

SUBJECT—Application July 19, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street.

PREMISES AFFECTED—20 Clinton Road, west side,
207.45 feet south of Amboy Road, Block 5132, Lot 27, Great
Kills, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at
2 P.M., for decision; hearing closed.

822-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner
for Evelyn Green, et al., Executors, owner.

SUBJECT—Application July 23, 1979—Modification of Cer-
tificate of Occupancy #13059 re- sprinkler system.

PREMISES AFFECTED—118-01/21 Metropolitan Avenue,
southeast corner of 83rd Avenue, Block 3329, Lot 1, Kew
Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Ronald Jamron.

ACTION OF BOARD—Decision deferred to January 8,
1980, at 2 P.M.; hearing closed.

1098-79-A

APPLICANT—George D. Kelly, Kelro Consultants, Incor-
porated for Hilton Hotels Corporation, owner.

SUBJECT—Application October 11, 1979—appeal from a
decision of the Fire Commissioner, re- proposed installa-
tion of Automatic Door Holders.

PREMISES AFFECTED—1321 Avenue of the Americas,
100-39 West 53rd Street, 100-36 West 54th Street, Block
1006, Lots 14, 15, 18, 21, 26 thru 28 and 47 thru 50, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: George D. Kelly.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 11, 1979, at
2 P.M., for decision; hearing closed.

1125-79-A

APPLICANT—Nicholas J. Salvadeo for Al-Pac Develop-
ment Corporation, owner.

SUBJECT—Application October 23, 1979—appeal from a
decision of the Borough Superintendent re- proposed use
of Copper Tubing Contrary to Section P102.4(a)(2),
RS-16 of the Administrative Code.

PREMISES AFFECTED—91 Wallace Avenue, southeast
corner of McClean Avenue, Block 3113, Lot 21, South
Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo and Ralph P.
Casella, Esq.

For Opposition: I. Minkin, Dept. of Buildings.

ACTION OF BOARD—Decision deferred to December 18,
1979, at 2 P.M.; hearing closed.

Adjourned: 5:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

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\$25.00 a year Single Copies, 50 cents

Resolution of the Board of Standards and Appeals

December 11, 1979

WHEREAS, Louis Lieberman, Architect, has recently and suddenly departed from this life, and

WHEREAS, the members of this Board and its staff recognize the unselfish contributions Mr. Lieberman had made to advance his profession, serve his community and City as President and member of the New York City Architects Council and as President of the Brooklyn Society and Brooklyn Chapter of the American Institute of Architects, and

WHEREAS, Mr. Lieberman had practiced before this Board for almost 40 years, with distinction and dedication

THEREFORE, BE IT RESOLVED that the Board of Standards and Appeals, its members and staff, wishes to express its sincerest condolences to the family of Louis Lieberman for their profound loss.

BE IT FURTHER RESOLVED that this resolution be printed in the Bulletin of the Board and a copy be sent to the family.

On the motion to grant, call the roll:

Chairman Fossella	Aye	Commissioner Walsh	Aye
Vice Chairman Agusta	Aye	Commissioner Cincotta	Aye
Commissioner Carroll	Aye	Commissioner Wolf	Aye

Resolution approved.

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., Chairman

PHILIP P. AGUSTA, R.A., M.U.P., Vice Chairman

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JOHN J. WALSH, P.E.

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RICHARD B. ATWELL, Deputy Director

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DARRELL L. GAVRIN, J.D., Counsel

AVRIL H. LATHAM, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

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CALENDAR

DOCKET

New Cases Filed up to December 11, 1979

Cal. No. Dept. Premises Affected

1222-79-BZ—B.Q.—153-66 Rockaway Boulevard, northwest corner of 136th Avenue, Block 12136, Lots 32, 35, 37, 40, 42, 44 and 45, Jamaica, Borough of Queens. Community Board #12Q. NB #305/79. re- proposed warehouse and offices, U.G. 16D, to be located in residential and commercial dist. Since there are no bulk regulations to permit a proposed warehouse. Contrary to Sections

22-00ZR, 32-00ZR and 23-00ZR.

1223-79-BZ—B.Q.—153-63 Rockaway Boulevard, east side, 101 feet north of 137th Avenue, Block 12292, Lots 22, 33, 49, 50, 51 and 53, Jamaica, Borough of Queens. Community Board #12Q. re- proposed warehouse and offices, U.G. 16D, to be located in residential and commercial dist. Since there are no bulk regulations to permit a proposed warehouse. Contrary to Sections 22-00ZR, 32-00ZR and 23-00ZR.

1224-79-BZ—B.Q.—110-19 67th Drive, north side, 188 feet east of 110th Street, Block 2191, Lot 57, Forest Hills, Borough of Queens. Community Board #6Q. re- proposed enlargement encroaches into the required rear yard, and open space provided for the new enlargement is adequate. Contrary to Sections 23-47ZR and 23-141ZR.

1225-79-A—B.M.—116-118 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 50, Borough of Manhattan. Alt. #327/79. re- proposed proper access to both means of egress from 12th floor for all apartments. Contrary to Section 277 of Multiple Dwelling Law.

1226-79-SA—Faraday Fire Voice Model #7900 Series, manufactured by Faraday, Incorporation.

1227-79-A—F.D.—Packaging of combustible mixture known as "Nail Polish Remover". Manufactured by Max Factor of California.

1228-79-BZ—B.B.—2436 McDonald Avenue, west side, 133 feet north of Avenue W, Block 7149, Lot 21, Borough of Brooklyn. Community Board #13BK. Alt. #789/79. re- proposed no structural alterations shall be made in a building occupied by a non-conforming use, and a non-conforming use shall not be enlarged. Contrary to Sections 52-22ZR and 52-40ZR.

1229-79-A—B.S.I.—Whitwell Place, south side, 100 feet west of Woodhaven Avenue, Block 881, Lot 195, Borough of Staten Island. NB #1723/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3 of the General City Law; proposed storm water disposal (Local Law #7).

1230-79-A—B.S.I.—Hunt Lane, north side, 100.01 feet west of Woodhaven Avenue, Block 881, Lot 213, Borough of Staten Island. NB #1724/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3 of the General City Law; proposed storm water disposal (Local Law #7).

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

JANUARY 29, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 29, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

640-76-A

APPLICANT—Augustus Beekman.

OWNER: Seward Park Housing Corporation, owner.

SUBJECT—Application for consideration—to rescind the resolution of February 8, 1977—for Modification of Certificate of Occupancy #55860 re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—167-187 Clinton Street and 389-411 Grand Street, southwest corner, Block 313, Lot 1, Borough of Manhattan.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification of the resolution of October 9, 1979—re- appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously revoked by the Board.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

279-77-BZ

APPLICANT—A. H. Salkowitz and Carl Heimberger for The Museum of Modern Art, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—Decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 district, the enlargement in area of an existing museum that encroaches on the required rear yard and the erection of a 50 story mixed building that encroaches on the required rear yard and has less than the required parking.

PREMISES AFFECTED—5 to 35 West 53rd Street, north side, 260 feet west of Fifth Avenue, 4 to 24 West 54th Street, Block 1269, Lots 17 and 20, Borough of Manhattan.

606-75-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al., for Mountbatten Equities, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under section 72-21 of the Zoning Resolution, permitting in an M1-5 district, the conversion of an existing eight story and mezzanine building from manufacturing use into a non-conforming residential use with a health facility and restaurant on the penthouse and roof levels.

PREMISES AFFECTED—405-421 Hudson Street, northwest corner of Clarkson Street, Block 601, Lot 58, Borough of Manhattan.

498-75-BZ

APPLICANT—Dominick Farruggio for Frank Gallato, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 4, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, at an existing three story building, the erection of a one story enlargement to the first floor bakery that creates non-compliance in floor area ratio.

CALENDAR

PREMISES AFFECTED—6309 20th Avenue, east side, 54.6 feet south of 63rd Street, Block 5542, Lot 8, Borough of Brooklyn.

909-52-BZ

APPLICANT—Ingram S. Carner for Rosenberg Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 24, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7h of the Zoning Resolution, permitting in a retail use district, the maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories and office and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica Avenue and 94-04 199th Street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens. Community Board #12Q.

ZONING CASES

230-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Lazzaro, owner.

SUBJECT—Application May 3, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for the display and sales of new and used cars with accessory repairs.

PREMISES AFFECTED—1873 McDonald Avenue, east side, 100 feet north of Quentin Road, Block 6633, Lot 50, Borough of Brooklyn. Community Board #15BK.

665-79-BZ

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 6, 1979—decision of the Borough Superintendent, under Section 72-10 of the Zoning Resolution, to permit in a M1-6 district, in an existing ten story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan. Community Board #5M.

666-79-A

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan.

866-79-BZ

APPLICANT—Theodore R. Earne for Delmar Realty Incorporation, owner, Sam Lohl, lessee.

SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the maintenance of an existing store as a trade school for the grooming of dogs.

PREMISES AFFECTED—265-17 Union Turnpike, northeast corner of 265th Street, Block 8541, Lot 62, Borough of Queens. Community Board #13Q.

922-75-BZ

APPLICANT—Sol Niego for Marjorie and Melvin Warren-grand, owner.

SUBJECT—Application August 10, 1979—decision of the Borough Superintendent, Under Section 73-42 of the Zoning Resolution to permit in a C2-3 district, the erection of an enlargement on the first floor of an existing three story that increases the degree of non-compliance in floor area ratio and the expansion of the existing variety store occupancy into the second floor that will exceed the floor area limitation.

PREMISES AFFECTED—4802/4820 New Utrecht Avenue, southwest corner of 48th Street, Block 5633, Lots 23, 28, 30, 31, 32 and 33, Borough of Brooklyn. Community Board #12BK.

947-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—464 Drumgoole Road West, west side, 90 feet north of Dorval Avenue, Block 5651, Lot 71, Eltingville, Borough of Staten Island. Community Board #3S.I.

948-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—466 Drumgoole Road West, west side, 145.83 feet north of Dorval Avenue, Block 5651, Lot 72, Eltingville, Borough of Staten Island. Community Board #3S.I.

949-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—470 Drumgoole Road West, west side, 119.55 feet north of Dorval Avenue, Block 5651, Lot 74, Eltingville, Borough of Staten Island. Community Board #3S.I.

950-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—472 Drumgoole Road West, west side, 93.29 feet north of Dorval Avenue, Block 5651, Lot 75, Eltingville, Borough of Staten Island. Community Board #3S.I.

CALENDAR

1074-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner, Rabbi Chaim J. Tauber, Contract Vendee.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1475 47th Street, north side, 57.6 feet west of 15th Avenue, Block 5624, Lot 47, Borough of Brooklyn. Community Board #12BK.

1075-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1481 47th Street, northwest corner of 15th Avenue, Block 5624, Lot 46, Borough of Brooklyn. Community Board #12BK.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 29, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, January 29, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

766-79-A

APPLICANT—Joseph B. Raia for Emanuel Bolitere, owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—295 Shirley Avenue, north side, 125.13 feet west of Harold Avenue, Block 6367, Lot 42, Princess Bay, Borough of Staten Island.

881-79-A

APPLICANT—Alphonse J. Calvanico for Borgart Homes, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—622 Sycamore Street, south side, 554.38 feet east of Barclay Avenue, Block 6382, Lot 34, Annadale, Borough of Staten Island.

897-79-A

APPLICANT—Leonard F. Rothkrug for J. A. Green Construction Corporation, owner, Seaboard World Airlines, Incorporated, lessee.

SUBJECT—Application July 31, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed enlargement of building in the bed of a mapped street.

PREMISES AFFECTED—145-15 to 145-69 156th Street, northeast corner of 146th Avenue and 145-30 157th Street, Block 10511, Lots 6, 40, 45, 50, 52, 53 and 54, Springfield Gardens, Borough of Queens.

1025-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-30 131st Street, west side, 92.71 feet north of 15th Avenue, Block 4098, Lot 45, Whitestone, Borough of Queens.

1026-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-32 131st Street, west side, 71.25 feet north of 15th Avenue, Block 4098, Lot 46, Whitestone, Borough of Queens.

1027-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-34 131st Street, west side, 53.25 feet north of 15th Avenue, Block 4098, Lot 47, Whitestone, Borough of Queens.

1028-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-36 131st Street, west side, 31.79 feet north of 15th Avenue, Block 4098, Lot 48, Whitestone, Borough of Queens.

1029-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-38 131st Street, northwest corner of 15th Avenue, Block 4098, Lot 49, Whitestone, Borough of Queens.

1173-79-A

APPLICANT—M. Milton Glass for 333 7th Avenue Realty Company, owner.

SUBJECT—Application November 8, 1979—appeal from Administrative decision, re: Sprinkler System.

PREMISES AFFECTED—319-335 Seventh Avenue, 155 West 28th Street, 154 West 29th Street, northeast, Block 804, Lots 1-8, 72-76, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 5, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, February 5, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

417-69-BZ

APPLICANT—Ira M. Sherman for Gertrude Constantine, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 9, 1979 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a one story enlargement to a contractor's establishment that encroaches on the required front, side and rear yards and increases the degree of non-compliance in open space ratio.

PREMISES AFFECTED—2050-2060 Eastchester Road, northeast corner of Seminole Street, Block 4220, Lot 1, Borough of The Bronx. Community Board #11BX.

294-73-BZ

APPLICANT—Leonard F. Rothkrug for 2 Mt. Hope Incorporated and 1806 Jerome Incorporated, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 3, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-4 and R8 district, the construction and maintenance of an open automobile sales lot.

PREMISES AFFECTED—1862-72 Jerome Avenue, southeast corner and 2-12 Mt. Hope Place, Block 2851, Lots 9, 10, 11, 12, 13, 47, 48, 49 and 50, Borough of The Bronx. Community Board #5BX.

405-78-BZ

APPLICANT—Anthony S. DiProperzio for Hook Creek Boulevard, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-1 and R3-2 district, the enlargement in lot area of an existing restaurant to provide for additional accessory parking.

PREMISES AFFECTED—248-04 South Conduit Avenue (Sunrise Highway) southeast corner of Hook Creek Boulevard, Block 13623, Lots 1 and 6, Rosedale, Borough of Queens.

393-74-BZ

APPLICANT—Leonard F. Rothkrug for Marie Favarato, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 21, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of a non-transient parking lot.

PREMISES AFFECTED—2464 Hoffman Street, west side, 140 feet south of East 189th Street, Block 3066, Lots 38 and 39, Borough of The Bronx. Community Board #6BX.

702-78-BZ

APPLICANT—Samuel H. Lindenbaum for South Ferry Building Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-5CR district, in an existing 32 story building previously before the Board the conversion of mechanical equipment space into tenant space that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—1-6 State Street, 34-50 Whitehall Street and 20-22 Pearl Street, Block 9, Lots 1 and 23, Borough of Manhattan.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

ZONING CASES

983-79-BZ

APPLICANT—Ingo Daashuur for 114 West 27th Street Realty Incorporated, owner.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan. Community Board #5M.

1073-79-BZ

APPLICANT—Alfonse Duarte for Chelsea Lofts Corporation, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the maintenance of penthouse enlargements and the conversion of two factory and commercial buildings into a multiple dwelling.

PREMISES AFFECTED—139-149 West 19th Street, north side, 242 feet east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan. Community Board #4M.

1081-79-BZ

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for contract-vendee Kings Restoration Corporation, owner.

SUBJECT—Application September 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 district, the conversion of an existing church into a four family dwelling that increases the degree of non-compliance with the rear yard.

PREMISES AFFECTED—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn. Community Board #2BK.

1082-79-A

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for Kings Restoration Corporation, Contract-Vendee.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn.

1083-79-A

APPLICANT—Inge Daashuur for 114 W. 27th Street Realty, owner.

CALENDAR

SUBJECT—Application October 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan.

1095-79-BZ

APPLICANT—Leonard F. Rothkrug for Central Queens YM and YWHA, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R1-2 district, the erection of a four story community center, that exceeds the permitted floor area ratio and lot coverage, and encroaches on the required front and side yards penetrates the sky exposure plane and without the required excessory parking.

PREMISES AFFECTED—67-01/19 108th Street, northwest corner of 67th Road and southeast corner of 108th Street and 67th Avenue, Block 2176, Lot 1, Borough of Queens, Forest Hills. Community Board #6Q.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 72-21 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

Laid over from December 11, 1979, for continued hearing.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3403(b) to Section 216 of the Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

Laid over from December 11, 1979, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 5, 1980

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, February 5, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

877-79-A

APPLICANT—Alphonse J. Calvanico, for Abe Gartenbaum, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—307 Shirley Avenue, north side, 227.01 feet east of Holdridge Avenue, Block 6367, Lot 48, Annadale, Borough of Staten Island.

878-79-A

APPLICANT—Alphonse J. Calvanico for Kack Borg, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—311 Shirley Avenue, north side, 187.01 feet east of Holdridge Avenue, Block 6367, Lot 50, Annadale, Borough of Staten Island.

1202-79-A

APPLICANT—Alphonse J. Calvanico for Alfred Harris, owner.

SUBJECT—Application November 27, 1979—Appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—832 Edgegrove Avenue, southeast corner of Marcy Avenue, Block 6833, Lot 8, Woodrow, Borough of Staten Island.

1207-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-45 6th Avenue, north side, 176.57 feet west of College Place, Block 3936, Lot 71, College Point, Borough of Queens.

1208-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-47 6th Avenue, north side, 154.89 feet west of 6th Avenue, Block 3936, Lot 70, College Point, Borough of Queens.

1209-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-49 6th Avenue, north side, 133.21 feet west of College Place, Block 3936, Lot 68, College Point, Borough of Queens.

1210-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-51 6th Avenue, north side, 103.26 feet west of College Place, Block 3936, Lot 67, College Point, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 1979, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 27, 1979 were approved as printed in the Bulletin of December 6, 1979, Volume 64, Number 48.

22-68-A

APPLICANT—Halperin, Shivitz, Scholer, Schneider and Eisenberg for Rebco Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- proposed use of aluminum vertically pivoted windows along lot lines; previously granted on condition.

PREMISES AFFECTED—109 East 58th Street, north side, 90 feet east of Park Avenue, 110 East 59th Street, Block 1313, Lot 5 (formerly Lots 5, 10, 66 and 67), Borough of Manhattan.

APPEARANCES—

For Applicant: David I. Shivitz, John Hronec and Btrun Golden.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, the record indicates that there is a two hour rated wall behind portions of the glass exterior wall of the proposed adjoining building; and

WHEREAS, the exterior wall of the adjoining building nearest the new windows that are the subject of this application are contained with said rated partitions for a perpendicular distance of 15 feet from the lot line; and

WHEREAS, the proposed windows face an outer court minimum 30 feet dimension access to building from East 58th Street; and

WHEREAS, this application was granted by the Board on February 20, 1968, on certain conditions; and

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 20, 1968 by adding thereto:

"To permit the installation of additional lot line windows from the 7th to the 14th floors, on the westerly lot line, similar to the windows previously approved, substantially as shown on revised drawings of proposed conditions marked 'Received October 30, 1979'—two sheets and 'December 10, 1979'—four sheets; *on condition* that the windows shall have ¼" tempered glass; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 848-79)

204-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- marquee, height, extending, etc.; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side from East 86th to East 87th Street, 125-131

East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon D. Bryman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1969, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 27, 1969 by adding thereto:

"that all work shall conform to the requirements of the resolution adopted by the Board this day under Cal. No. 343-68-BZ, and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 833-79).

205-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon D. Bryman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1969, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 27, 1969, by adding thereto:

"that all work shall conform to the requirements of the resolution adopted by the Board this day under Cal. No. 343-68-BZ, and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 833-79)

206-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

MINUTES

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon D. Bryman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1969, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 27, 1969, by adding thereto:

"that all work shall conform to the requirements of the resolution adopted by the Board this day under Cal. No. 343-68-BZ, and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects."

(Alt. 833-79)

207-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon D. Bryman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1969, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 27, 1969, by adding thereto:

"that all work shall conform to the requirements of the resolution adopted by the Board this day under Cal. No. 343-68-BZ, and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects."

(Alt. 833-79)

208-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the

Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon D. Bryman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1969, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 27, 1969, by adding thereto:

"that all work shall conform to the requirements of the resolution adopted by the Board this day under Cal. No. 343-68-BZ, and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 833-79)

209-69-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—review of a decision of the Borough Superintendent re- signs on marquee; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th Street to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon D. Bryman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1969, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 27, 1969, by adding thereto:

"that all work shall conform to the requirements of the resolution adopted by the Board this day under Cal. No. 343-68-BZ, and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 833-79)

418-69-A

APPLICANT—M. Milton Glass for Walsam 36 Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 5, 1979

MINUTES

—appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.

PREMISES AFFECTED—315 to 325 West 36th Street, north side, 182 feet west of 8th Avenue, Block 760, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

ACTION OF BOARD—Application reopened and term of modification extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 5, 1969, on certain conditions; and

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 5, 1969, only as to the term of the modification, so that as amended this portion of the resolution shall read:

“granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar Number 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued.” (F. D. Decision 6-27-69)

478-69-A

APPLICANT—M. Milton Glass for E. W. C., Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 25, 1979—appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.

PREMISES AFFECTED—259 West 30th Street, north side, 125 feet east of 8th Avenue, Block 780, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

ACTION OF BOARD—Application reopened and term of modification extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 25, 1969, on certain conditions; and

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 25, 1969, only as to the term of the modification, so that as amended this portion of the resolution shall read:

“granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained;

that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar Number 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued.” (F. D. Decision 7-31-69)

406-74-A

APPLICANT—Lama and Vassalotti for 1581 Jerome Avenue Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—appeal from a decision of the Borough Superintendent re-accessory trailer, Class 1E construction; previously granted on condition.

PREMISES AFFECTED—1581 Jerome Avenue, northwest corner of West Mt. Eden Avenue, Block 2860, Lot 34, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 12, 1974, on certain conditions; and

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 12, 1974, only as to the term of variance, so that as amended this portion of the resolution shall read:

“granted for a term of five years from the date of this amended resolution, to permit . . . ; on condition that the barbed wire shall be removed from the fence; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution.” (Alt. 246-74)

454-44-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 21, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, sales office, lubricatorium and auto laundry.

PREMISES AFFECTED—3143-3161 Atlantic Avenue and 248-262 Norwood Avenue, northwest corner, Block 3960, Lot 58, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, Community Board #5BK recommended approval received on November 23, 1979; and

WHEREAS, this application was granted by the Board on December 19, 1944, on certain conditions; and

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 19, 1944 as amended through May 19, 1970 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from December 21, 1979, to permit . . . ; *on condition* that the sidewalk shall be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 153-44)

343-68-BZ

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-7 district, the erection of a 12 story commercial building that penetrates the sky exposure plane and encroaches on the required rear yard.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon D. Bryman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 9, 1968, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 9, 1968, as amended through July 21, 1970, by adding thereto:

"that the vestibule and set of doors now existing on Lexington Avenue near the intersection of East 87th Street may be removed, provided that an examination by the Building Department establishes that the remaining exit doors are in full compliance with the Building Code in all respects, to permit the erection of a new store front, substantially as shown on revised drawings of proposed conditions marked 'Received October 15, 1979'—three sheets; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 833-79)

344-68-A

APPLICANT—Wax Bryman Associates for Gimbel Brothers, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the

Borough Superintendent re- shaft for escalators enclosure; previously granted on condition.

PREMISES AFFECTED—1280-1288 Lexington Avenue, north side, from East 86th to East 87th Street, 125-131 East 86th Street, 114-136 East 87th Street, Block 1515, Lots 17 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon D. Bryman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 9, 1968, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 9, 1968, by adding thereto:

"that all work shall conform to the requirements of the resolution adopted by the Board this day under Cal. No. 343-68-BZ, and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 833-79)

490-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2132 Bedford Avenue, southwest corner of Linden Boulevard, Block 5086, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

491-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2136 Bedford Avenue, west side, 24 feet south of Linden Boulevard, Block 5086, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

MINUTES

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

492-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2138 Bedford Avenue, west side, 48 feet south of Linden Boulevard, Block 5086, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

493-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio.

PREMISES AFFECTED—2140 Bedford Avenue, west side, 72 feet south of Linden Boulevard, Block 5086, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

494-75-BZ

APPLICANT—Dominick Salvati and Son for Julius Schurkman, owner.

SUBJECT—Application for consideration—to withdraw the application of October 17, 1975—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-1 district on a plot with less than the required lot area, the erection of a two family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and encroaches on the required rear yard.

PREMISES AFFECTED—2142 Bedford Avenue, west side, 96 feet south of Linden Boulevard, Block 5086, Lot 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

47-77-BZ

APPLICANT—Sheldon Lobel for Antonio and Rachele Nunziata, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 4, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, the conversion of a two car garage accessory to a dwelling into an automobile repair shop.

PREMISES AFFECTED—620 East 186th Street and 2342 Hughes Avenue, southeast corner, Block 3074, Lot 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 3, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 31, 1977, as amended through October 4, 1978, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 371-76)

26-79-A

APPLICANT—Storch, Pesa and Associates for 744 Clinton Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from administrative decision re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—744 Clinton Street, west side, 225 feet south of Halleck Street, Block 623, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ed Storch.

ACTION OF BOARD—Laid over to January 8, 1979, at 10 A.M., Special Order Calendar for decision, hearing closed.

636-53-BZ

APPLICANT—Rocco Parisi for Dominic Ferrara and Michael Caravaglio, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1979—decision of the Borough Superintendent; previously granted

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on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office.

PREMISES AFFECTED—700 Post Avenue, southwest corner of Clove Road, Block 227, Lot 74, West Brighton, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Ross S. Spiro.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

154-54-BZ

APPLICANT—Leonard F. Rothkrug for John Muzuki and Louis Moyette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester Avenue and 3101-3109 Wilkinson Avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx. Community Board #10BK.

APPEARANCES—

For Applicant: Dewey Rothkrug.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leah Friedman.

For Opposition: Susan M. Noreike, C.B. #13Q, and Leon Johnson.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., Special Order Calendar, for continued hearing.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5B district, in an existing twelve story manufacturing structure the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Doris Diether, C.B. #2M.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., Special Order Calendar for continued hearing.

168-79-BZ

APPLICANT—Ernest D. Davis for Gary Gabriel, owner, Barbara Taylor, lessee.

SUBJECT—Application February 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-4 district, in an existing two story commercial building, the maintenance of the present eating and drinking establishment without restrictions on entertainment or dancing.

PREMISES AFFECTED—101-115 West 116th Street, northwest corner of Lenox Avenue, Block 1901, Lot 29, Borough of Manhattan. Community Board #10M.

APPEARANCES—

For Applicant: Ernest D. Davis, James Smith, Jack Taylor, Vincent R. Murray, A. C. Talbert, Charles L. Fake, Earl Washington, Renard Harris, Darryl Brown, Robert Watson, Andrew Ghun, Danny White and Matthew Turner.

For Opposition: David H. Gikow, Muhammed Sharif, Elijah Kinnebrew, Kaleem Abdul-Rasheed, Jamal Muhammad Bilal, Quasim Bakiriddin, Muhsin Nabil and others.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M. for decision; hearing closed.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 district, in an existing seven story building, the conversion of the second through seventh floors into joint living/working quarters for artists.

PREMISES AFFECTED—351/53 Jay Street, east side, 147.7 feet south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for deferred decision at the request of the applicant.

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a decision of the Borough Superintendent re- bedroom windows.

PREMISES AFFECTED—351-353 Jay Street, east side, 147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for deferred decision at the request of the applicant.

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311-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 66 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5002-5008 13th Avenue, southwest corner of 50th Street, Block 5648, Lot 41, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Joseph Schon.

For Opposition: None.

For Administration: Robert Gochfeld, City Planning.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for hearing at the request of City Planning Commission; applicant concurs.

312-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 66 of the New York City Charter, to permit in a R-6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5010-5014 13th Avenue, west side, 55 feet south of 50th Street, Block 5648, Lot 43, Borough of Brooklyn. Community Board #12BK.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for hearing at the request of City Planning Commission; applicant concurs.

313-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R-6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5016-5020 13th Avenue, west side, 48.4 feet north of 51st Street, Block 5648, Lot 45, Borough of Brooklyn. Community Board #12BK.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for hearing at the request of City Planning Commission; applicant concurs.

314-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R-6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5022-5036 13th Avenue, northwest corner of 51st Street, Block 5648, Lot 47, Borough of Brooklyn. Community Board #12BK.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for hearing at the request of City Planning Commission; applicant concurs.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application March 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district the construction and maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for deferred decision at the request of the applicant.

500-79-A

APPLICANT—Wax Bryman Associates for TCA Hudson Street Incorporation, owner, El Diario, La Prensa, lessee.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing eight story commercial building, the conversion of the third through eighth floors into apartments.

PREMISES AFFECTED—181-85 Hudson Street, northwest corner of Vestry Street, Block 222, Lot 19, part of 22, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Robert Gochfeld for City planning.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for decision, hearing closed.

503-79-BZ

APPLICANT—Arthur Guttman for Robert and Vera Chow, owner.

SUBJECT—Application April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the maintenance of an enlargement to an existing one family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—65-31 171st Street, east side, 280 feet north of 67th Avenue, Block 6912, Lot 20, Fresh Meadows, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: Seymour Weises.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M. for continued hearing.

551-79-BZ

APPLICANT—Joseph B. Raia for Michael Santulli, owner.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Sections 72-20 and 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with a one family dwelling the maintenance of a covered driveway that is not a permitted obstruction within the front yard.

PREMISES AFFECTED—7030 Hylan Boulevard, southeast corner of Sprague Avenue, Block 7826, Lot 258, Tottenville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: Dora M. Robinson.

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THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M. for decision; hearing closed.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 72-21 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff and Doris Diether, C.B. #2M.

For Opposition: None.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for continued hearing.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3403(b) to Section 216 of Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Alan S. Kisseloff and Doris Diether, C.B. #2M.

For Opposition: None.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for continued hearing.

781-79-BZ

APPLICANT—Maurice Intrator for Horace Bullard, owner.

SUBJECT—Application July 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing store and the change in use into a public library that creates non-compliance within the required front and side yard.

PREMISES AFFECTED—947 Castle Hill Avenue, northwest corner of Bruckner Boulevard, Block 3688, Lot 42, Borough of The Bronx. Community Board #9BX.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for continued hearing at the request of the applicant.

871-79-BZ

APPLICANT—Wienberg and Kirshenbaum for George W. Ott, owner, Weiner and Cohen, Lessee.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an C1-2 district, in an existing two story mixed building previously before the Board, the extension of the dental laboratory on the first floor into the second floor.

PREMISES AFFECTED—Jamaica Avenue 212-25, north side, 84.36 feet east of 212th Street, Block 10601, Lot 34, Jamaica, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

For Opposition: Susan M. Noreika, Community Board #13Q.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for continued hearing at the request of the Community Board; applicant concurs.

886-79-BZ

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-1 and R3-2 district, in an existing one story building, in addition to the proposed conforming florist shop, the use of a portion of the premises as a monument sales establishment with accessory outdoor display.

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Albert Melniker and Marsha McGinn.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M. for decision; hearing closed.

887-79-A

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 1, 1979—appeal from a decision of the Borough Superintendent, re- proposed conversion of a frame LL E residential structure to a commercial occupancy contrary

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M. for decision; hearing closed.

900-79-BZ

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R8 district, the erection of four additional stories on a existing five story office building and the conversion into a multiple dwelling that increases the degree of non-compliance in floor area ratio and open space ratio and creates non-compliance in lot area per room and the minimum distance between windows and lot lines.

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PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Dewey Rothkrug.

For Opposition: Allen F. London.

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for deferred decision at the request of the objector.

901-79-A

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan.

ACTION OF BOARD—Laid over to December 18, 1979, at 10 A.M., for deferred decision at the request of the objector.

902-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, the conversion of an existing twelve story building from manufacturing into a multiple dwelling above the first floor.

PREMISES AFFECTED—114-120 West 29th Street, South side, 190 feet west of Avenue of the Americas, Block 804, Lots 49, 50, and 52, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sheldon Lobel, Philip K. Perlman, M. Solomon, Michael D. Stoner, Maureen J. Stoner, Alan Koslin, Eric Farber, Elsbeth S. Woody, Gary Bandy, K. M. Woody, Vica S. Emery and Richard Fiore.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for continued hearing; additional information.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan. Community Board #5M.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for continued hearing; additional information.

1097-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing four story dwelling from manufacturing into a multiple dwelling.

PREMISES AFFECTED—114 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 49, Borough of Manhattan. Community Board #5M.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for continued hearing; additional information.

952-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Michael P. Cozzoli, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-3 district, in an existing two story building occupied as a banquet hall and restaurant with accessory uses, the addition to the occupancy to include cabaret.

PREMISES AFFECTED—94-96 Avenue U, south side, 60.0 feet east of West 10th Street, Block 7117, Lot 4, Borough of Brooklyn. Community Board 15BK.

APPEARANCES—

For Applicant: Harold Wienberg, P.E.

For Opposition: Morton A. Luchs, Councilman Vinci Riccio, State Committeeman Morris Black, Howard Feller, C. B. 15BK, and others.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for hearing at the request of the objector.

1061-79-BZ

APPLICANT—Dominick Salvati and Son for Prudential Insurance, Company, of American, owner, Mary Catinella —Blueprint Restaurant, Lessee.

SUBJECT—Application September 19, 1979—decision Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C5-3 district, in an existing 36 story office building, the addition to the uses of the first floor restaurant to include limited cabaret.

PREMISES AFFECTED—100 Park Avenue, northwest corner of East 40th Street, Block 1275, Lot 27, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: Robert Alexander and David Fink.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for hearing at the request of the applicant.

1112-78-BZ

APPLICANT—Nicholas J. Salvadeo for Philip Ressa, Contract Vendee.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for applicant to properly notify all property owners within the affected area—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and cellar office building with accessory parking in the open area.

PREMISES AFFECTED—Victory Boulevard, south side, 100 feet east of Canterbury Avenue, Block 2085, Lot 14-T, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo and John J. Turvey.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

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Negative: 0
Not Voting: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 1, 1979, after due notice by publication in the Bulletin; laid over to November 20, 1979; then to December 4, 1979; then to December 11, 1979.

and

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1978, acting on N.B. Applic. #1700/1978, reads:

"1. The proposed construction of an office building (Use Group 6) which is not a use permitted as of right when located in an R3-2 zoning district is contrary to Section 22-10 of the Zoning Resolution.

2. There are no bulk, parking or loading regulations for a commercial building located in an R3-2 zoning district."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, this site has an irregular topographical condition; and

WHEREAS, this site is unsuitable or marketable for residential development; and

WHEREAS, this site is adjacent to and faces a major intersection and is within 100 feet of a vehicular overpass; and

WHEREAS, the site fronts on the service road to an expressway; and

WHEREAS, the Board has determined that this will provide a suitable buffer between the heavily trafficked Victory Boulevard, the service road of the expressway and to the residential development area to the south; and

WHEREAS, a curb cut provided for vehicular exit into Victory Boulevard will alleviate any potential adverse traffic impact on the residential community; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two-story and cellar office building with accessory parking in the open area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 29, 1978", 1 sheet, "March 28, 1979", 5 sheets, and "June 4, 1979", 1 sheet; and *on further condition* that this variance shall be limited to a term of 20 years; that there shall be no curb cut on the Darcy Avenue frontage; that all traffic shall use Victory Boulevard and South Gannon Avenue for ingress and egress; that screening along all interior lot lines be planted in accordance with Section 25-66 of the Zoning Resolution; that the gate to the parking area be locked after normal business hours; that the premises shall be closed on Sunday; that all lighting be directed away from adjoining properties; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution; and that no Building Department permit shall be issued until 31 days after the certification of this resolution.

499-79-BZ

APPLICANT—Weinberg and Kirschenbaum for Raben Service Center Incorporated, owner.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, at an existing automotive service station with accessory uses previously before Board, the erection of a one-story enlargement and the addition to the uses to include automobile repairs and automobile sales.

PREMISES AFFECTED—1767-77 Cropsey Avenue, northwest corner of 18th Avenue, Block 6435, Lot 1, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; then to December 11, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1979, acting on N.B. Applic. #994/1953, reads:

"1. The proposed use of the premises in a C2-2 in R-5 zoning district as a gasoline service station is contrary to B.S. and A Cal. No. 695/53 BZ and Sect. 32-00 of the Zoning Resolution.

2. The proposed additional use and enlargement of a variance granted gasoline service station in a C2-2 in an R-5 zoning district is contrary to B.S. and A Cal. No. 695/53 BZ and Sect. 32-00 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #11BK has recommended approval of this Application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, at an existing automotive service station with accessory uses previously before the Board, the erection of a one-story enlargement and the addition to the uses to include automobile sales *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 20, 1979", 5 sheets, and "November 27, 1979", 2 sheets; *on further condition* that this variance be limited to a term of ten years; that there shall be no body and fender repairs or paint spraying; that the enlargement be constructed of face brick or light stucco exterior; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

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549-79-BZ

APPLICANT—Joseph Pell Lombardi for G-T Properties Associates, owner.

SUBJECT—Application May 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit, in a C5-5 district, in an existing 33 story structure, the conversion of the third through thirty third floors into apartments that creates non-compliance in lot area per room.

PREMISES AFFECTED—55 Liberty Street, northwest corner of Nassau Street, Block 64, Lot 8, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: J. Lombardi.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application October 9, 1979, after due notice by publication in the Bulletin; laid over to October 30, 1979; then to November 13, 1979; then to November 20, 1979; then to December 11, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1979, acting on Alt. Applic. #555/1978, reads:

“13. Proposed increase on number of zoning rooms is contrary to Section 23-223 Z.R.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #1M has recommended approval of this application; and

WHEREAS, the existing structure has excessive floor area for permitted zoning room count; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C5-5 district, in an existing 33 story structure, the conversion of all floors above the second floor from offices into apartments that creates non compliance in lot area per room *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received “May 7, 1979”, 45 sheets and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment, that a rate of rise device be installed in the public halls and spaces and on the commercial floors including the cellar connected to an alarm that can be heard throughout the building, that a fire alarm station be installed on each floor; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

581-79-BZ

APPLICANT—Dominick Salvati and Son for William Bastardi and d/b/a B. and B. Auto Parts Incorporated, owner.

SUBJECT—Application May 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing automobile supply store and machine shop establishment, previously before the Board.

PREMISES AFFECTED—1255 East 180th Street, north side, 116.98 feet west of Van Nest Avenue, Block 4015, Lot 38, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Anthony M. Salvati and Harriet R. Jacobs.

For Opposition: Joseph Savino, Jr.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 16, 1979, after due notice by publication in the Bulletin; laid over to November 20, 1979; then to November 27, 1979; then to December 11, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 15, 1979, acting on Alt. Applic. #126/1979, reads:

“1. Propose structural alteration to a building occupied by a non-conforming use is contrary to Section 52-22 Z.R.

2. Proposed enlargement to a non-conforming use is contrary to Section 52-41 Z.R.

3. Proposed alteration is contrary to BS and A Cal. 30-69-BZ and is hereby denied.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a Member of the Board, Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #11BX has recommended approval of this application; and

WHEREAS, the Board has determine that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one-story enlargement of an existing automobile supply store and machine shop establishment previously before the Board *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked “Received November 15, 1979”, 2 sheets, and “May 18, 1979”, 6 sheets; and *on further condition* that this variance shall be limited to a term of ten years; that the owner shall provide additional trash containers and arrange for additional refuse pickup; that additional bilingual English and Spanish signs be provided advising patrons not to repair vehicles on the street; that double-parking is illegal and that off-site parking is available on Adams Street; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

MINUTES

626-79-BZ

APPLICANT—Millard Bresin for Ferdinand K. Johnstone, owner.

SUBJECT—Application May 20, 1979—decision of the Borough Superintendent, under Sections 73-27 and 73-62 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of an existing funeral establishment into an adjoining building that increases the degree of non-conformity and non-compliance.

PREMISES AFFECTED—300 East 104th Street, southeast corner of 2nd Avenue, Block 1675, Lots 49 and 50, Borough of Manhattan. Community Board #11M.

APPEARANCES—

For Applicant: Millard Bresin.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to December 11, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 23, 1979, acting on Alt. Applic. #358/1979, reads:

"C4. Proposed Chapel Use Group 7 is not permitted as of right as per Section 32-16 Z.R. in C1-5 Zoning District.

C5. Proposed new enlargement in rear yard of a non-complying building increases the degree of non-compliance contrary to Section 54-31 Z.R. (F.A.R.)

C6. Proposed new enlargement of non-conforming use which increases the degree of non-compliance is contrary to 52-43 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-27 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-27 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of an existing funeral establishment into an adjoining building that increases the degree of non-conformity and non-compliance *on condition* that all work shall substantially conform to drawings filed with this application marked received "May 29, 1979", 4 sheets and "December 4, 1979", 1 sheet and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to December 11, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1979, acting on Alt. Applic. #696/1979, reads:

"C1. Proposed change of use from factory to General residential use group 2 in C8-4 zoning district is not permitted as of right as per sec. 31-18, 32-00 and 32-10 Zoning Resolution. No zoning guidance for such use in C8-4."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #8M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the construction of a penthouse enlargement and the change in occupancy of an existing five story building from a factory into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "July 6, 1979", 9 sheets and "September 6, 1979", 8 sheets *on further condition* that a smoke detector with a self contained alarm be installed in each apartment, that the existing sprinkler system be permanently retained and properly maintained, that a fire alarm station be installed on each floor connected to an alarm that can be heard throughout the building; that 25% of the roof area be allocated as tenant recreational space; that there shall be no living or sleeping in the basement; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

776-79-A

APPLICANT—Samuel J. Kisseloff for Contract Vendee; Milton Newman, Lessee.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan.

775-79-BZ

APPLICANT—Samuel J. Kisseloff for Contract Vendee; Milton Newman, lessee.

SUBJECT—Application July 6, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in a C8-4 district, the construction of a penthouse enlargement and the change in occupancy of an existing five story building from factory use into a multiple dwelling.

MINUTES

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 20, 1979, on Alt. Applic. #696/79, reads:

"8. Proposed enlargement at roof is contrary to Sec. 277 M.D.L."

and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1979, on Alt. Applic. #696/79, reads:

"C2—Proposed residential unit on east side of 1st floor at rear having less than the min. horizontal distance required bet. windows and opposite walls is contrary to Sec. 277(7)(b)(1)(c) and (D)."

and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the order and decision of the Borough Superintendent, dated June 15, 1979 and September 20, 1979, acting on Alt. Applic. #696/1979, Objection Nos. C2 and 8, be and it hereby is modified and that the appeal be and it hereby is granted on condition that all work conform to the resolution adopted this date under calendar 775-79-BZ and that all other laws, rules and regulations be complied with.

923-79-BZ

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story enlargement to an existing one story retail store structure and the change in occupancy into a plumbing contractors establishment.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of East 84th Street, Block 8021, Lot 37, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: James Vassalotti.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; then to December 11, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, acting on Alt. Applic. #625/1979, reads:

"1. Proposed Plumbing Contractor's Establishment, Use Group 7B, including Loading and Unloading and overnight parking of two (2) small van trucks in an R5 district is contrary to Section 22:00 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner John J. Walsh, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one-story enlargement to an existing one-story retail store structure and the change in occupancy into a plumbing contractor's establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 13, 1979", 4 sheets; and *on further condition* that this variance shall be limited to a term of 10 years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

924-79-A

APPLICANT—Lama and Vassalotti for Edward Lundenberg, owner.

SUBJECT—Application August 13, 1979—appeal from decision of Borough Superintendent, re- Proposed Plumbing Contractor's establishment, including loading and unloading and overnight parking of two small van trucks.

PREMISES AFFECTED—8404 Flatlands Avenue, south side, 20 feet east of 84th Street, Block 8021, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: James Vassalotti.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1979 and August 15, 1979, on Alt. Applic. #625/79, reads:

"2. Proposed 10'-0" curb cut on E. 84th Street is contrary to C26-712.2(c) B.C."

and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1979 and August 15, 1979, acting on Alt. Applic. #625/79, Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 923-79-BZ; and that all other laws, rules and regulations be complied with.

987-79-BZ

APPLICANT—Leonard F. Rothkrug for Opera Equities Corporation, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Sections 72-21, 72-11 and 73-62 of the Zoning Resolution, to permit in a C4-6 district, the interpretation of the theoretical lot for the conversion of a hotel into a multiple dwelling that creates non-compliance in lot area per room.

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PREMISES AFFECTED—213 West 76th Street, north side, 83 feet east of Broadway, Block 1168, Lot 22, Borough of Manhattan. Community Board #7M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to December 11, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, acting on Alt. Applic. #368/1979, reads:

"8. Proposed conversion of floors 15th thru 23rd and penthouse to Class "A" apts. (U.G.2) is contrary to Section 54-31 ZR since it creates a non-compliance in LA/RM."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #7M has recommended approval of this application; and

WHEREAS, the existing floor area is excessive for the permitted zoning room count; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C4-6 district, the conversion of a hotel into a multiple dwelling that creates non-compliance in lot area per room *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 30, 1979", 32 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connect to an alarm that can be heard throughout the building; and that all laws, rules and regulations applicable be complied with and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 4:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 11, 1979, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

160-74-SM

APPLICANT—W. R. Grace and Company, Zonolite Construction Products Division, owner.

SUBJECT—To include revised fire rated assemblies and beams.

APPEARANCES—

For Applicant: John D. Ottinger.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

160-74-SM: Amendment to resolution to include revised fire rated assemblies and beams.

W. R. Grace and Company, Zonolite Construction Products Division, North Brunswick, New Jersey, requested that the resolution adopted November 6, 1974 and amended through October 17, 1978 under Calendar Number 160-74-SM be reopened and amended to include revised fire rated assemblies and beams.

PROPOSED USE: Fire rated roof/ceiling assemblies with fire rated supporting beams.

DESCRIPTION: The assemblies are designated by U. L. Design Nos. P701, P703, P908, and P919. They have been previously approved for assembly and beam ratings, both restrained and unrestrained. The assemblies have been revised to include the option of using, as supporting members, bar joists protected with Monokote (MK-5) cementitious spray fireproofing.

The assemblies are as follows:

U.L. Design No. P701—The assembly has a 1 hour restrained and unrestrained assembly rating with a 2 hour unrestrained beam. The option is to use a W6X16 minimum size beam or a 12J4 joist minimum size, spaced 8 ft. o.c., maximum. The thickness of the cementitious mixture (MK-5) on the beam is 1½". The thickness on the joist is 1⅞" applied to metal lath wrapped to one side of the joist or 2¼" applied direct to the contours. The thickness of the fireproofing on deck is 1⅞" with a minimum insulation thickness of 1" and 1¼" with an insulation thickness of greater than 1", but not greater than 3½".

U.L. Design No. P703—The assembly has a 1½" and 2 hour restrained and unrestrained assembly ratings with a 2 hour unrestrained beam. The option is to use a W6X16 minimum size beam or a 12J4 joist, minimum size, spaced 8 ft. o.c., maximum. The thickness of the cementitious mixture (MK-5) on the beam is 1½". The thickness on the joist is 1⅞" applied to metal lath wrapped to one side of the joist or 2¼" applied direct to the contours. The thickness of the fireproofing deck is 2" for insulation thicknesses of a minimum of 1" up to maximum of 2½" and 2¼" fireproofing with insulation thickness from 2½" to a maximum of 3½".

U.L. Design No. P908—The assembly has a 1½" and 2 hour restrained assembly rating with unrestrained beam ratings of 1½" and 2 hours. Either W6X16 or W8X17, minimum size beams are approved for 2 hour restrained and unrestricted assembly beam ratings or Type 12J4 steel joists, spaced 8 feet 0 in. o.c. for 1½ hours restrained or unrestrained ratings. A non-composite corrugated galvanized

MINUTES

steel floor units of 24 MSG minimum thickness for supports spaced not over 8 ft. 0 in. on center or minimum 26 MSG corrugated units may be used when supports are not spaced over 6 ft. 0 in. on center. Thickness of the cementitious mixture (MK-5) on beams is $1\frac{3}{8}$ " following contour. The thickness on the joist is $1\frac{7}{8}$ " applied to wire lath wrapped on one side or $2\frac{1}{4}$ " when applied directly in a contour manner. Steel deck is not sprayed but crest areas above the beams or joists shall be filled with cementitious mixture (MK-5).

U.L. Design No. P919—The assembly has a $1\frac{1}{2}$ " restrained assembly rating and $1\frac{1}{2}$ hour unrestrained beam rating. A W6X16 beam, minimum size or type 12J4 minimum size steel joists may be used spaced 8 ft. 0 in. on center maximum. A non-composite $15/16$ " or $1-5/16$ " deep corrugated steel form units is approved. For supports spaced not over 8 ft. 0 in. on center, 24 MSG deck is used and not over 6 ft. 0 in. on center when 26 MSG is used. The thickness of the cementitious mixture (MK-5) on beams is $1\frac{3}{8}$ " following contour. The thickness on the joist is $1\frac{7}{8}$ " applied to wire lath wrapped on one side or $2\frac{1}{4}$ " when applied directly in a contour manner. Steel deck is not sprayed but crest areas above the beam or joist shall be filled with cementitious mixture (MK-5).

INSPECTION AND TEST: The assemblies and ratings as described above have been approved by Underwriters' Laboratories (File R4339) on the basis of testing and engineering studies and evaluations.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 6, 1974 and amended through October 17, 1978 under Calendar Number 160-74-SM be reopened and amended to include the revised fire rated roof/ceiling assemblies with fire rated supporting beams, as described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 160-74-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

46-77-SA

APPLICANT—Simplex Time Recorder Company, owner.

SUBJECT—To include additional fire alarm, detection and extinguishing equipment.

APPEARANCES—

For Applicant: Francis X. Brady.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

46-77-SA—Amendment to resolution to include additional fire alarm, detection, and extinguishing equipment.

Simplex Time Recorder Company, Gardner, Massachusetts, requested that the resolution adopted July 5, 1977 under Calendar Number 46-77-SA be reopened and amended to include additional fire alarm, detection, and extinguishing equipment.

PROPOSED USE: Fire alarm, detection, and extinguishing equipment.

DESCRIPTION: The system includes a Halon discharge extinguishing equipment control panel, which is used in conjunction with the 4207/4208 control modules previously approved under this Calendar Number and the equipment approved under Calendar Number 46-77-SA.

The components of the system and the operation of the control panel are as follows:

A. Simplex RPQ 15092R Halon Discharge Control Panel

OPERATION

1. Activation of a single products of combustion device shall:
 - a. Sound a local audible/visual alarm
 - b. Annunciate on the control panel the detector from which the alarm originated
 - c. Transmit an alarm to the central station service monitoring the system
 - d. Shut down fans
2. Actuation of a second products of combustion device shall:
 - a. Sound a second audible/visual device
 - b. Annunciate on the control panel the detector from which the alarm originated
 - c. Actuate a 30-second time delay relay
3. At the end of the 30-second time delay, Halon shall be discharged.
4. Actuation of a remotely located manual discharge station shall:
 - a. Sound an audible/visual alarm
 - b. Annunciate on the control panel the manual discharge actuation.
 - c. Transmit an alarm to the central station service monitoring the facility
 - d. Immediately discharge Halon without time delay.
- B. Simplex 4050-80, 81, 82, 83, 84, 85 audio/visual units. These units are to be used with alarm bells and horns previously approved under 468-74-SA and 46-77-SA
 - 4050-80—unit w/single lamp, 24 VDC
 - 4050-81—unit w/dual lamps, 24 VDC
 - 4050-82—unit w/single lamp, 115 VAC
 - 4050-83—unit w/dual lamp, 115 VAC
 - 4050-84—unit w/single lamp and flasher, 24 VDC
 - 4050-85—unit w/dual lamp and flasher, 24 VDC
- C. 4262-20 dual chamber ionization smoke detector, 24 VDC Detector shall utilize standard base type 4262-21, and relay base type 4262-22

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (File S771) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted July 5, 1977 under Calendar Number 46-77-SA be reopened and amended to include the additional equipment listed above on the following conditions:

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1. The control panel shall be properly identified.
2. No penetrations shall be made through the top of the panel.
3. The components shall be used in conjunction with each other to make up a system.
4. All uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17-3 of the Building Code and Chapter 19 of the Administrative Code of the City of New York, Fire Prevention Directives, and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 46-77-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

70-77-SA

APPLICANT—Chloride Pyrotector, owner.

SUBJECT—Additional smoke detectors.

APPEARANCES—

For Applicant: Howard M. Avin.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
70-77-SA: Amendment to resolution to include additional smoke detectors.

Chloride Pyrotector, Hingham, Massachusetts, requested that the resolution adopted June 21, 1977 under Calendar Number 70-77-SA be reopened and amended to include additional smoke detectors.

PROPOSED USE: Smoke detectors.

DESCRIPTION: The additional smoke detectors, 3042 Series, are photoelectric type. The Model Nos. of the Series are as follows: 3042-24B, 3042-24C, 3042-T24B, 3042-T24C, 3042-24Bx, 3042-24Cx, 3042-T24Bx, 3042-T24Cx. The following models are equipped with thermal detectors rated at 135° F.: 3042-T24B, 3042-T24C, 3042-T24Bx, 3042-T24Cx. All models are provided with a 24 volt DC power supply. The

smoke detectors are system type, with audible and visible signals provided at remote control panels.

INSPECTION AND TEST: The smoke detectors have been tested and approved by Underwriters' Laboratories (File S839) and have been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 21, 1977 under Calendar Number 70-77-SA be reopened and amended to include additional smoke detectors, photoelectric type, 3042 Series, with Models Nos. as listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York, Fire Prevention Directives, and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 70-77-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

281-77-BCR

APPLICANT—Irwin Fruchtman, P.E. Commissioner, Department of Buildings letter dated November 27, 1979 and received November 29, 1979.

SUBJECT—Modification of Reference Standard RS 13-1 (Standard for the Installation of Air Conditioning and Ventilating Systems) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(e) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: Marvin Hassman, P.E. and Paul J. Jarvis.

ACTION OF BOARD—Reference Standard RS 13-1 Modified.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the information supplied by the Building Department on November 27, 1979 was reviewed by the Board of Standards and Appeals; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 13-1 should be modified;

MINUTES

Resolved, that the Board of Standards and Appeals does hereby modify the designated Reference Standard RS 13-1 (Paragraph (a) of Subdivision 501 of Section 5) as follows:

AIR FILTERS

(a) Air filters shall be approved types that will not burn freely or emit large volumes of smoke or other objectionable products of combustion when attacked by flames. Filters qualifying as Class 1 shall be accepted as meeting these requirements. See Section 2, Definitions. An evaporative cooler containing a combustible filter shall not be used. Class 2 air filters in existing installations shall be replaced with Class 1 air filters when replacement of filters are required for maintenance purposes, but not later than [one year after the effective date of this resolution]. *September 1, 1980.*

Matter in *Italics* is new; matter in [brackets] is being omitted.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test.

ROGER BENNETT, P.E.
Civil Engr.

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this Reference Standard RS13-1 in accordance with the above report.

610-79-SA

APPLICANT—Holmes Protection Incorporated, owner.

SUBJECT—Fire detection and extinguishing system.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
610-79-SA: Holmes Protection Incorporated, New York filed for approval of the FiQuench Halon 1301 fire detection and extinguishing system under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire detection and extinguishing system.

DESCRIPTION: The system control panel correlates the signals from the smoke detectors located in the area protected by the system. An alarm is sounded when a signal is received at the control panel from a single detector. If signals are received from two or more detectors, the Halon extinguishing agent is discharged. The panel has emergency battery power to serve all functions, with the panel fully loaded. The external wiring and external connections of the modules are electrically supervised.

Other components of the system besides the control panel and smoke detectors include manual fire alarm boxes, horns, lights, Halon cylinders and modular Halon spheres. The Halon is discharged from the spheres through 180° and 360° nozzles to provide total flooding. The Halon is stored in the cylinders and pressurized to 360 psig with dry nitrogen. The cylinders are available in the following sizes, in pounds of Halon: 5, 10, 20, 60, 125, and 215.

The system component model designations and descriptions are as follows:

Model	Description
IN10-014-1	Omni-Control Panel, Single Area with stand-by batteries
IN10-014-2	Omni-Control Panel, Single Area with stand-by batteries and time delay circuit
IN10-	Omni-Control Panel, Multi Zone (Area) with stand-by batteries with or without time delay circuit
IN10-012	Interface Firing Module (IFM), for discharging Fike Containers from non-Fike Detection Control Equipment
IN20-003	Main to Reserve Switch
IN20-005	Abort Switch
IN20-007	Manual Halon Discharge Station
IN20-017	Auxiliary Contact Module—Mounts outside of Omni Control Panel
IN67-001	Products of Combustion Detector, Ionization Type—Fike/Hochiki
IN67-004	Products of Combustion Detector, Ionization Type—Fike/Hochiki, with L.E.D. Base and Annunciator Provision
IN20-008	Bell, 6"
IN20-015	Bell, 8"
IN20-016	Bell, 10"
IN20-009	Horn
IN20-011	Flashing Light w/ Surface B-Box
IN20-012	Combination Alarm Horn & Flashing Light w/ Surmace B-Box
IN20-013	Flashing Light w/ Flush Back Box
IN20-014	Combination Alarm Horn & Flashing Light w/ Flush Back Box
IN10-1157	Initiator Module—One required for each container when used with a panel which incorporates the "Paralleled Initiator Concept"
IN70077	215 lb. Capacity Container, with Mounting Bracket, Initiator, Pressure Gauge, and Victaulic Coupling plus Nipple IN02-1388
IN70041	125 lb. Capacity Container, with Mounting Bracket, Initiator, Pressure Gauge, and Victaulic Coupling plus Nipple IN02-1388
IN70021	60 lb. Capacity Container, with Mounting Bracket, Initiator, for Inverted Mounting Only—plus Pressure Gauge IN02-1389, and Adaptor Nut IN80-1034
IN70022	60 lb. Capacity Container, with Mounting Bracket, Initiator, for Vertical or Horizontal Mounting Only—plus Pressure Gauge IN02-1389 and Adaptor Nut IN80-1034
IN70031	20 lb. Capacity Container, with Mounting Bracket, Initiator, for Inverted Mounting Only—plus Pressure Gauge IN02-1389 and Adaptor Nut IN80-1034
IN70032	20 lb. Capacity Container, with Mounting Bracket, Initiator, for Vertical or Horizontal Mounting Only—plus Pressure Gauge IN02-1389 and Adaptor Nut IN80-1034
IN70029	10 lb. Capacity Container, with Mounting Bracket, Initiator, for Inverted Mounting Only—plus Pressure Gauge IN02-1389 and Adaptor Nut IN80-1034
IN70030	10 lb. Capacity Container, with Mounting Bracket, Initiator, for Vertical or Horizontal Mounting Only—plus Pressure Gauge IN02-1389 and Adaptor Nut IN80-1034
IN70027	5 lb. Capacity Container, with Mounting Bracket, Initiator, for Inverted Mounting Only—plus Pressure Gauge IN02-1389 and Adaptor Nut IN80-1034
IN70028	5 lb. Capacity Container, with Mounting Bracket, Initiator for Vertical or Horizontal Mounting Only—plus Pressure Gauge IN02-1389 and Adaptor Nut IN80-1034
IN80-024	½" 180° Discharge Nozzle

MINUTES

Model	Description
IN80-025	½" 360° Discharge Nozzle
IN80-026	1" 180° Discharge Nozzle
IN80-027	1" 360° Discharge Nozzle
IN80-028	1½" 180° Discharge Nozzle
IN80-029	1½" 360° Discharge Nozzle
IN80-1060	Deflector Plate for ½" Nozzles
IN80-1061	Deflector Plate for 1" Nozzles
IN80-1062	Deflector Plate for 1½" Nozzles
IN70-1119	Backing Plates (2) for mounting 125# Container or 215# Container
IN70-1120	Pressure Switch for 125# & 215# Container
IN70-1121	Pressure Switch for 5#, 10#, 20#, 60# Container
IN80-1038	1" Shuttle Valve
IN80-1063	1½" Shuttle Valve
IN70-1198	Floor Mounting Bracket for 215# Container
IN70-1197	Floor Mounting Bracket for 125# Container

INSPECTION AND TEST: The system has been tested and approved by Underwriters' Laboratories and Factory Mutual Research and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the FireQuench Halon 1301 fire detection and extinguishing system, with components and descriptions as shown above, on the following conditions:

1. The control panel shall be painted red.
2. The control panel shall be properly identified.
3. No penetrations shall be made through the top of the control panel.
4. The control panel shall be capable of receiving a No. 10 ground wire.
5. The couplings used for the Halon piping shall be approved.
6. The components shall be used in conjunction with each other to make up a system.
7. All uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS17 of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 610-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

989-79-SA

APPLICANT—All Fire Protection, Incorporated, owner.

SUBJECT—Fire alarm system.

APPEARANCES—

For Applicant: Burton D. Myers.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 989-79-SA: All Fire Protection, Incorporated, Mineola, New York, filed for approval of the Secure Plex fire alarm system under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm system (Class E—Local Law 5-1973).

DESCRIPTION: The system includes a fire command station, which consists of a central processor unit, alpha-numeric printer, real time clock, cathode ray terminal, flashing fire sign, LED indicating lights, test key (2642), and digital input keyboard to control the functions required by Local Law 5-1973 for Class E systems. The previously approved Gamewall Flex Alarm 3000 system is used for the telephone communication system between the warden stations and command station.

The peripheral equipment, such as manual stations, floor warden stations, speakers, area and duct smoke detectors, waterflow alarms, and door release, are all previously approved.

The floor control module is a solid state multiplexed circuit configured to interface with the central processor unit.

The model designations and equipment descriptions are as follows:

Model	Description
1000C-XX	Solid state multiplexed circuit for security applications
1000M-XX	Solid state multiplexed circuit for energy management applications
1000P-XX	Solid state multiplexed circuit for process control applications
1000S-01	SecurPlex Audio Control panel for 10-20 points
1000S-02	SecurPlex Audio Control panel for 21-40 points
1000S-03	SecurPlex Audio Control panel for 41-60 points
1000S-04	SecurPlex Audio Control panel for 61-80 points
1000X-10	Fire Command Station
1000C-20	Floor Module-Remote Terminal Unit
1000S-30	Smoke Detectors + 1000S-30D = Duct Detector
1000S-40	Manual Station—Coded/Noncoded
1000S-50	Door Release
1000S-60	Floor Warden Station
1000S-70	Speaker 1000S-70D Dual Speaker, Surface/Flush
1000S-80	Water Flow
1000S-90	Manual Station Decoder
1000S-100	Radiac Coaxial Cable
1000S-110	Water Sense Detector

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories and has been recommended for approval by the division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Secure Plex fire alarm system (Class E—Local Law 5-1973), with components as listed above, under the provisions of Article 17 and RS 17-3 of the Building Code, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives; and that the components shall be used in conjunction with each other to make up a system.

MINUTES

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 989-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test.

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

1044-79-SA

APPLICANT—Autocall Division, owner.

SUBJECT—Fire alarm system.

APPEARANCES—

For Applicant: T. K. McCarthy

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1044-79-SA: Autocall Division, Federal Signal Corporation, Shelby, Ohio, filed for approval of Fire Alarm Signaling, Communication, and Control Equipment (components listed below) under the provisions of Article 17 and RS 17-3 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm, signaling, and communication equipment (Class E—Local Law 5-1973).

DESCRIPTION: The equipment is a multiplex Class E fire alarm and voice communication system. It consists of the Type XA Auto Monitor II and Type OTXA Auto Command Control Units with associated transponders, panels for general non-coded alarms with presignal options, and annunciation of alarms and trouble signals by zone. The transponders include 1, 4, 8, 12, and 16 point models. The system is an active/interrogate type which operates by having each transmitter send a signal to the control unit at intervals not exceeding 5 seconds. These transmissions show whether the transmitters, initiating devices, and circuit wires are operating normally. Normal, trouble, or activated status signals are the results of the transmission.

The system includes peripheral equipment which was previously approved by the Board. Components of the system are as follow:

N-1, N-2, N-3, FN-1, FN-2, FN-3
Non Coded, General Alarm Panels.

NA-1, NA-2, NA-3, ND-1, ND-2, ND-3, FNA-1,
FNA-2, FNA-3

Non Coded, Annunciated, General Alarm Panels.

NM-1, NM-2, NM-3

Non Coded, Pre-signal Alarm Panel.

NAM-1, NAM-2, NAM-3, NDM-1, NDM-2, NDM-3

Non Coded, Annunciated, Pre-signal Alarm Panels.

C-1, C-2, C-3

Common Coded, General Alarm Panel.

CA-1, CA-2, CA-3, CD-1, CD-2, CD-3

Common Coded, Annunciated, General Alarm Panels.

P-1, P-2, P-3

Selective Zone Coded, General Alarm Panel.

PD-1, PD-2, PD-3, ZA-1, ZA-2, ZA-3, ZD-1, ZD-2, ZD-3

Selective Zone Coded, Annunciated, General Alarm Panels.

PM-1, PM-2, PM-3

Selective Zone Coded, Pre-signal Alarm Panel.

PDM-1, PDM-2, PDM-3, ZAM-1, ZAM-2, ZAM-3,

ZDM-1, ZDM-2, ZDM-3

Selective Zone Coded, Annunciated Pre-signal Alarm Panel.

NP-1, NP-2, NP-3

Dual Coded, General Alarm Panel.

NPD-1, NPD-2, NPD-3, NZA-1, NZA-2, NZA-3

Dual Coded Annunciated, General Alarm Panels.

S-1, S-2, S-3

Selected Zone Coded, General Alarm Panel.

XA-1, XA-2, XA-3

Selected Zone Coded, General Alarm Panels.

TXA-1, TXA-2, TXA-3

Selected Zone Coded, General Alarm Panels.

950, 950N, 950SF, 950F, 950W

Fire Alarm Speaker/Horn. This horn is rated at 400°F for a period of one hour.

951N, 951SF, 951W

Single Projector Fire Alarm Speaker/Horn. This horn is rated at 400°F for a period of one hour.

952N, 952SF, 952W

Double Projector Fire Alarm Speaker/Horn. This horn is rated at 400°F for a period of one hour.

4121-D

Non-Code, Open Door Manual Station with/without break-glass.

4015

Non-Code Manual Station with or without breakglass.

Type XA Automatic II, AMS.

TYPE TXA Auto Command, ACS, Control Units with associated transponders. Non-code type (zone coding optional), general alarm panel, (pre-signal feature optional), annunciation, both alarm and trouble by zone.

950, 950A, 950B, 955

Speaker/Horn to be rated at 400°F.

4131, 4131F, 4131S

Commfone Floor Warden Station.

Commfone Master

Module for Mounting in Fire Command Center.

AutoCloser TM Electro-Pneumatic Door Holding and Releasing System.

Manual Fire Alarm Stations, non-code, Type 4050 Single Action and 4051 Double Action.

Automatic Smoke Detector—Ionization Type

P/N 4261-701 Dual Chamber Detector

P/N 4261-702 Dual Chamber Detector

P/N 4261-721 Two Wire Base

P/N 4261-722 Four Wire Base for the Auxiliary Alarm Relay

P/N 4261-723 Four Wire Base with Auxiliary Trouble and Alarm Relays

P/N 4261-724 120V-AC Base

P/N 4261-703 Duct Detector

P/N 4261-704 Duct Detector

P/N 4261-705 Duct Detector

MINUTES

Automatic Smoke Detector, Photoelectric Type

P/N 4260-019	Spot Type
P/N 4260-020	Spot Type
P/N 4260-021	Spot Type
P/N 4260-023	Spot Type
P/N 4260-024	Spot Type
P/N 4260-022	Duct Type
P/N 4260-026	Duct Type
P/N 4260-052	Duct Detector Test Station
P/N 4260-101	Two Wire Spot Type
P/N 4260-102	Two Wire Spot Type with Heat Detector

Type 4052 "XA" Fire Alarm Station

WF-5T "XA" Model 4170 Waterflow Indicator

Type FD-NA 4 Zone Fixed Design Control Unit, Type FD-NA-2 Fire Alarm Control Unit, Type FD-CA-2 Fire Alarm Control Unit, and Type FD-ZA-2 Fire Alarm Control Units.

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Autocall Class E Fire Alarm, Signaling, Communication and Control Equipment, with components as listed above, on condition that the components shall only be used in conjunction with each other to make up a system and that all uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17-3 of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar 1044-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

1136-79-SA

APPLICANT—Joseph P. Morsellino for Southwest Pump Company, owner.

SUBJECT—Application October 24, 1979—Southwest Pump Company 540, 540-MT, 540-T, 540-S, 540-S-MT, 540-S-T, and Suffixes HD for high speed models and Suffixes M1, M2 or M3 for use with self serve consoles, M1, M2, M3 with—A Suffixes for use with Sales Auditor Features.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1136-79-SA—Southwest Pump Company, Bonham, Texas, filed for approval of gasoline dispensing pumps and control consoles, Models 540, 540-MT, 540-S, 540-S-MT, 540-S-T, with suffixes HD, M1, M2, M3, and A, under the provisions of C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Gasoline dispensing pumps and self-service control consoles for service station use.

DESCRIPTION: The model suffixes designate the following: HD—high speed pumps; M1—money only, postpay, remote readout, self-service system; M2—money and gallon, postpay, remote readout, self-service system; MB—money and gallon, postpay and prepay, remote readout, self-service system; A—sales auditing feature.

The pumps are controlled electronically and remotely by pump control units. An "auto/manual" switch can put the pumps in the "auto" mode, in which they are remotely controlled, or in the "manual" made for attendant operation.

The console includes the power supply, terminal block, and control display unit. The control display unit includes the following controls and displays: "run/stop", "paid", "gallons", "postpay-prepay", and "preset amount".

INSPECTION AND TEST: The pumps and control consoles have been tested and approved by Underwriters' Laboratories (File MH2100).

RECOMMENDATIONS: The Committee on Test recommends the approval of Southwest Pump gasoline dispensing pumps and control consoles, Models 540, 540-MT, 540-S, 540-S-MT, 540-S-T, with suffixes HD, M1, M2, M3, and A, on condition that all uses, locations and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York, Fire Prevention Directives, and the requirements of City Council Intro. No. 325 of 1978, or whatever final form in which the Intro is adopted into law, to amend Chapter 19 of the Administrative Code concerning self-service gasoline stations.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 1136-79-A".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test.
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1102-79-GR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Automatic door operators.

APPEARANCES—

For Applicant: Richard Hudnut.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing.

572-79-A

APPLICANT—McGee and Morsellino for Bessie Reichman, owner. Save Way Astoria Incorporated, Long-term lessee.

SUBJECT—Application May 16, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service gasoline station is Contrary to Sec. 19-73-0-b2 of the Administrative Code.

PREMISES AFFECTED—38-01 21st treet, southwest corner of 38th Avenue, Block 471, Lot 734, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated April 25, 1979, on F.D. Account #E407903, reads:

"Please be advised that self-service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the aforementioned conversion is denied."

and

WHEREAS, a letter of the Fire Commissioner states, "Please be advised that self-service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the aforementioned conversion is denied"; and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the Appeal be granted under certain conditions; and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the fuel dispensing devices, consoles, and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Fire Commissioner dated April 26, 1979 be and it hereby is *modified* and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into

portable containers; (4) that signs reading "No Smoking", "Stop Your Engine", "It Is Unlawful to Dispense Gasoline Into Portable Containers" and "The Dispensing of Gasoline Shall be by a Person Holding a Valid Drivers License or a Person 18 years of age or older" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the suppression system be arranged in a manner so as to cover an area around each pump encompassed by a circle having a radius equal to the maximum extendable length of the hose and nozzle of said pump; (8) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (9) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in a proper operating condition at all times; (10) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (11) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (12) that all dispensing nozzles are the automatic closing type without hold open latches; (13) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (14) that the dispensing areas shall, at all times, be well lit for complete visual control; (15) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; (16) that all of the conditions set forth in this resolution shall be conspicuously posted in the attendant's booth; (17) that there be no servicing or repair of motor vehicles on the premises; *on further condition* that the building, equipment, devices and controls shall substantially conform to drawings, marked received December 7, 1979—4 sheets and that all laws, rules and regulations shall be complied with.

668-79-A

APPLICANT—Wechsler-Grasso-Menziuso for 23rd Street, Loft Corporation, owner.

SUBJECT—Application June 7, 1979—appeal from a decision of the Borough Superintendent re- Rear yard, ventilation, egress.

PREMISES AFFECTED—241-243 West 23rd Street, north side, 385.0 feet west of 7th Avenue, Block 773, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Mr. Menziuso.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta, Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1979, on Alt. Applic. #1252/78, reads:

"3. Provide proper egress from each apartment as per Sec. 277(9) M.D.L.

4. Provide proper rear yard for light and ventilation as per Sec. 277(7) M.D.L.

5. Provide proper ventilation for all habitable and occupable spaces as per Sec. 277 M.D.L."

and

WHEREAS, the Board has recommended that the appeal be *denied*.

Resolved, that the decision of the Borough Superintendent, dated June 4, 1979 acting on Alt. Applic. #1252/78 Objections Nos. 3, 4 and 5 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

MINUTES

731-79-A

APPLICANT—Thomas Rochon for Lispenard Studio Corporation, owner.

SUBJECT—Application June 20, 1979—appeal from Fire Commissioner re- fire alarm system.

PREMISES AFFECTED—45-51 Lispenard Street, north side, 178 feet west of Broadway, Block 210, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles W. Haffey.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 21, 1979, on Order No. 3007, reads:

"2. Provide an approved automatic thermostatic fire alarm system throughout the building having a direct connection to a central office of one of the authorized operating companies, arranged and equipped in accordance with the applicable Fire Department Rules and Chapt. 26—Article 17 of the Administrative Code.

3. File 3 sets of plans with the Fire Department for approval prior to installation.

4. Arrange for an inspection and test when all work has been complied with.

Board of Standards and Appeals Resolution #1470-61A Vol. II Chapt. 19-161.0 Adm. Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated May 21, 1979 on Order No. 3007, Objections Nos. 2, 3 and 4 be and it hereby is modified and that the appeal be and it hereby is *granted* and Board of Standards and Appeals Resolution #1470-61-A Vol. II is superseded on condition that approved automatic sprinklers be provided throughout the cellar and first floor areas; that an approved smoke detector with a self-contained alarm be installed in each apartment; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that the exterior stairs leading to the cellar be repaired and properly maintained; and *on further conditions* that the building shall substantially conform to drawings marked received "June 20, 1979" 3 sheets; and that all laws, rules and regulations shall be complied with.

1098-79-A

APPLICANT—George D. Kelly, Kelro Consultants, Incorporated for Hilton Hotels Corporation, owner.

SUBJECT—Application October 11, 1979—appeal from a decision of the Fire Commissioner, re- proposed installation of Automatic Door Holders.

PREMISES AFFECTED—1321 Avenue of the Americas, 100-39 West 53rd Street, 100-36 West 54th Street, Block 1006, Lots 14, 15, 18, 21, 26 through 28 and 47 through 50, Borough of Manhattan.

APPEARANCES—

For Applicant: George D. Kelly.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Department, dated October 5, 1979, reads:

"Your request to install automatic door holders on doors opening off the Ballroom and Exhibit Halls on the second and third floors, must be denied."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Fire Commissioner, dated October 5, 1979, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that approved automatic door holders be installed, which are fail safe and activated by heat and smoke sensors; and *on further conditions* that the building shall substantially conform to drawings marked received "October 11, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

720-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Preston Avenue, southwest corner of Ogden Street, Block 5324, Lot 228, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

721-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Ogden Street, south side, 100 feet west of Preston Avenue, Block 5324, Lot 223, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

722-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—24 Ogden Street, south side, 185 feet west of Preston Avenue, Block 5324, Lot 218, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

723-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

MINUTES

PREMISES AFFECTED—445 Oakdale Street, northwest corner of Preston Avenue, Block 5324, Lot 235, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

724-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Preston Avenue, west side, 66.67 feet south of Ogden Street, Block 5324, Lot 231, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

780-79-A

APPLICANT—Alphonse J. Calvanico for John Mucha, owner.

SUBJECT—Application July 6, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—369 Harold Avenue, northeast corner of Kinghorn Street, Block 5405, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

808-79-A

APPLICANT—Jerome L. Grushkin for Edward Corallo, owner.

SUBJECT—Application July 18, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Buttonwood Road, west side, 873.95 feet west of Woodhaven Avenue, Block 881, Lot 255, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbitts Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Application: Betty Fricker.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for decision, hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbitts Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at 2 P.M., for decision, hearing closed.

830-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 110, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria, P.E.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

831-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 112, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

832-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 113, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

833-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

MINUTES

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 115, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

834-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 116, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

835-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 118, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

836-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 119, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

837-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 121, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

838-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 122, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

839-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 5, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 124, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

840-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 5, 1979—filed pursuant to Section 36, Article 5, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 125, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

841-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 5, 1979—filed pursuant to Section 36, Article 5, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 127, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

842-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 5, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 128, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

843-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 130, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

844-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

MINUTES

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 131, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

845-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 133, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

846-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 134, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

847-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 136, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

848-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 137, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

849-79-A

APPLICANT—Lauria Associates for Contract Vendee, Ocean View Estates, Incorporation, owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 138, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

850-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 140, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

851-79-A

APPLICANT—Lauria Associates for Contract Vendee, Ocean View Estates, Incorporation, Lessee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 141, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

852-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet, west of Victory Boulevard, Block 327, Lot 143, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

853-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1545.13 feet west of Victory Boulevard, Block 327, Lot 144, Clove Lakes, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

879-79-A

APPLICANT—Alphonse J. Calvanico for Ottavio Savo, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—442 Vernon Avenue, south side, 445.09 feet west of Amboy Road, Block 6855, Lot 54, Princes Bay, Borough of Staten Island.

MINUTES

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at
2 P.M., for decision, hearing closed.

891-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates,
Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to
Section 36, Article 3, General City Law, re- proposed
building not fronting on a legally mapped street.

PREMISES AFFECTED—328 Finley Avenue, east side,
100 feet south of Tysens Lane, Block 4130, Lot 670, New
Dorp Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Betty Fricker.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at
2 P.M., for decision, hearing closed.

892-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates,
Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street.

PREMISES AFFECTED—330 Finley Avenue, east side,
124 feet south of Tysens Lane, Block 4130, Lot 669, New
Dorp Beach, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at
2 P.M., for decision, hearing closed.

893-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates,
Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street.

PREMISES AFFECTED—334 Finley Avenue, east side,
148 feet south of Tysens Lane, Block 4130, Lot 668, New
Dorp Beach, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at
2 P.M., for decision, hearing closed.

894-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, In-
corporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street.

PREMISES AFFECTED—336 Finley Avenue, east side,
172 feet south of Tysens Lane, Block 4130, Lot 666, New
Dorp Beach, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979,
at 2 P.M., for decision, hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estate, In-
corporated, owner.

SUBJECT—Application July 31, 1979—Appeal from a deci-
sion of the Borough Superintendent, re- proposed use of
drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest
corner of Navesink Place, Block 4074, Lot 20, New Dorp,
Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979,
at 2 P.M., for decision, hearing closed.

984-79-A

APPLICANT—M. Milton Glass for 404 Equities, owner.

SUBJECT—Application August 29, 1979—appeal from the
Fire Commissioners re- elevator and readiness.

PREMISES AFFECTED—404-412 Park Avenue South,
northwest corner of East 28th Street, Block 858, Lot 36,
Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at
2 P.M., for decision, hearing closed.

1088-79-A

APPLICANT—Nicholas J. Salvadeo for Irene Raffone,
owner.

SUBJECT—Application October 4, 1979—appeal from a deci-
sion of the Borough Superintendent, re- proposed use of
drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—246 Flagg Place, east side, 2410
feet south of Corners Road, Block 895, Lot 42, Borough of
Staten Island.

APPEARANCES—

For Applicant: Betty Fricker.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to December 18, 1979, at
2 P.M., for decision, hearing closed.

MINUTES

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Joseph Berkeley.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing at the request of the applicant.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing at the request of the applicant.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing at the request of the applicant.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing at the request of the applicant.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing at the request of the applicant.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing at the request of the applicant.

1123-79-A

APPLICANT—Albert Melniker, for 896 Huguenot Avenue, owner.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—896 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 53, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

1124-79-A

APPLICANT—Albert Melniker for 900 Huguenot Avenue Incorporated, owner, Staten Island Saving Bank, Lessee.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—900 Huguenot Avenue, west side, 154.17 feet north of Amboy Road, Block 6815, Lot 55, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to December 18, 1979, at 2 P.M., hearing closed.

Adjourned: 4:30 P. M.

ALAN D. GERSHUNY, *Executive Director*

SPECIAL MEETING

SPECIAL MEETING

THURSDAY MORNING, DECEMBER 13, 1979, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

513-79-A

APPLICANT—Leonard F. Rothkrug for The Turn Verein in The City of New York, owner. Private Cabarets Incorporated, lessee.

SUBJECT—Application April 27, 1979—appeal from a decision of the Borough Superintendent, re- Interpretative from the wrongful decision of the Department of Buildings dated April 6, 1979.

PREMISES AFFECTED—1251/59 Lexington Avenue, 146/52 East 85th Street, southeast corner of Lexington

Avenue and East 85th Street, Block 1513, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Taeobaid J. Dengler.

For Opposition: Irwin Fruchtman, Dept. of Buildings, I. Minkin, Dept. of Buildings, Muriel Chestner and many others.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 2 P.M., for decision; hearing closed.

Adjourned: 12:15 P.M.

ALAN D. GERSHUNY, *Executive Director*

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NEW 336

BULLETIN

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OF THE CITY OF NEW YORK

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New Cases Filed up to December 18, 1979

Cal. No. Dept. Premises Affected

1231-79-A—B.M.—437-441 East 88th Street, north side, 187 feet west of York Avenue, Block 1568, Lot 15, Borough of Manhattan. Alt. #898/79. re- proposed change from parties room in cellar to Class A apartment is Contrary to Section 216 of Multiple Dwelling Law.

1232-79-BZ—B.M.—31 Renwick Street, west side, 204.3½ feet south of Spring Street, Block 594, Lot 41, Borough of Manhattan. Community Board #1M. Alt. #1126/79. re- proposed change of use from truck terminal to residential use group 2 in M1-6 zoning district is Contrary to Section 42-10ZR.

1233-79-BZ—B.B.—3165 Harkness Avenue, northeast corner of Plumb 2nd Street, Block 8841, Lot 500, Borough of Brooklyn. Community Board #15BK. re- proposed change of use from a machine shop use group 17, and proposed two story enlargement to accommodate a non-conforming use is Contrary to Sections 52-35ZR and 52-11ZR.

1234-79-BZ—B.Q.—14-33 to 39 31st Avenue, north side, 200.42 feet west of 21st Street, Block 534, Lots 9, 10 and 11, Astoria, Borough of Queens. Community Board #1Q. re- proposed two story enlargement in an R6 district of a non-conforming chemical compounding use is Contrary to Section 22-41ZR; there are no bulk, parking or loading and unloading regulations.

1235-79-BZ—B.B.—5608 19th Avenue, west side, 208.20 feet north of 58th Street, Block 5494, Lot 89, Borough of Brooklyn. Community Board #12BK. Alt. #878/79. re- proposed enlargement of a non-conforming trucking terminal, use group 17, in an R5 district is Contrary to Section 52-41ZR.

1236-79-BZ—B.M.—952 Fifth Avenue, east side, 27.2 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Community Board #8M. Alt. #448/73. re- proposed additional floors since they will create FAR exceeding, structural steel columns projecting more than 4 feet into outer courts are Contrary to Sections 23-15ZR, 23-87ZR and 23-223ZR.

1237-79-A—B.M.—952 Fifth Avenue, east side, 27.2 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Alt. #448/73. re- proposed structural steel columns projecting into outer courts, floors 12 through 20, which do not have two exit stairs to street are Contrary to Sections 102, 26 of Multiple Dwelling Law.

1238-79-A—F.D.—Re- packaging of inflammable mixture known as "Atlas Gas Line Anti-Freeze" Manufacturing by Atlas Supply Company.

1239-79-A—B.S.I.—477 North Burgher Avenue, northeast corner of Forest Avenue, Block 168, Lot 1, West New Brighton, Borough of Staten Island. N.B. #1943/79. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1240-79-BCR—Modification of Reference Standard RS 18 of the Building Code of the City of New York.

1241-79-SM—Vitreous China Bidet for personal hygiene use w/fitting. Model # Bidet Model #5005 manufactured by J. S. Genovese.

1242-79-SA—Elkhart Combination Pressure Restricting Valves. Model #UP-20 1½ and 2½ Double Female UP-25 1½ and 2½ Female Inlet x Male Outlet, Manufactured by Elkhart Brass Company.

1243-79-BZ—B.M.—212 East 70th Street, south side, 212 feet east of Third Avenue, Block 1424, Lot 40, Borough of Manhattan. Community Board #8M. Alt. #1018/79. re- proposed use of basement space for veterinary medicine is Contrary to Sections 22-10ZR, 22-11ZR.

1244-79-BZ—B.M.—464-466 Lexington Avenue, northwest corner of East 45th Street, Block 1300, Lot 14, Borough of Manhattan. Community Board #5M. Alt. #309/79. re- proposed addition to building penetrates sky exposure plane and is Contrary to Section 33-432ZR.

1245-79-A—B.S.I.—6 Gaynor Street, northwest corner of Pleasant Plains Avenue, Block 7499, Lot 1, Pleasant Plains, Borough of Staten Island. N.B. #1919/79. re- proposed use of drywells for disposal of storm water (Local Law #7).

1246-79-A—B.S.I.—14 Gaynor Street, west side, 62.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 195, Pleasant Plains, Borough of Staten Island. N.B. #1920/79. re- proposed use of drywells for disposal of storm water (Local Law #7).

1247-79-A—B.S.I.—24 Gaynor Street, west side, 162.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 190, Pleasant Plains, Borough of Staten Island. N.B. #1921/79. re- proposed use of drywells for disposal of storm water (Local Law #7).

1248-79-A—B.S.I.—34 Gaynor Street, west side, 262.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 185, Pleasant Plains, Borough of Staten Island. N.B. #1922/79. re- proposed use of drywells for disposal of storm water (Local Law #7).

1249-79-A—B.S.I.—44 Gaynor Street, west side, 362.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 180, Pleasant Plains, Borough of Staten Island. N.B. #1923/79. re- proposed use of drywells for disposal of storm water (Local Law #7).

1250-79-A—B.S.I.—54 Gaynor Street, west side, 462.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 175, Pleasant Plains, Borough of Staten Island. N.B. #1924/79. re- proposed use of drywells for disposal of storm water (Local Law #7).

1251-79-A—B.S.I.—Hunt Lane, south side, 132.93 feet west of Woodhaven Avenue, Block 881, Lot 300, Todt Hill, Borough of Staten Island. N.B. #2279/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3 of the General City Law; proposed storm water disposal (Local Law #7).

1252-79-BZ—B.Q.—23-87 to 95 Bell Boulevard and 214-05 to 15 24th Avenue, Block 5958, Lot 52, Bayside, Borough of Queens. Community Board #7Q. Alt. #525/76. re- proposed change in occupancy from U.G. 4 to U.G. 6, located in an R5 district is Contrary to Section 22-00ZR.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

CALENDAR

JANUARY 8, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, January 8, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

308-75-BZ

APPLICANT—Nicholas J. Salvadeo for George Spanos, owner.

SUBJECT—Application for consideration—to withdraw the application of October 4, 1979 to reopen and amend the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area of the first floor and a new second floor to the existing restaurant and the addition to the uses to include cabaret.

PREMISES AFFECTED—231-10 Northern Boulevard, southwest corner of 232nd Street, Block 8164, Lot 30, Douglaston, Borough of Queens.

314-78-BZ

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.

315-78-A

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan.

423-73-BZ

APPLICANT—Thomas P. Crinnion for Avenue Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired November 20, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-8 district in an existing 20 story mixed building, the addition to the uses of the first floor restaurant to include cabaret.

PREMISES AFFECTED—1189-1199 First Avenue and 352 East 65th Street, southwest corner, Block 1439, Lot 30, Borough of Manhattan. Community Board #8M.

698-74-BZ

APPLICANT—Frederick A. Ketcher for Government of the Republic of the Philippines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 18, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-01(b) of the Zoning Resolution, permitting in an existing seven story foreign government structure, the addition to the restaurant use to include cabaret.

PREMISES AFFECTED—556 Fifth Avenue, west side, 25.5 feet south of West 46th Street, Block 1261, Lot 39, Borough of Manhattan. Community Board #5M.

530-64-BZ

APPLICANT—Neil Robert Berzak for Irving Teplitsky, executor for Estate of Max and Rebecca Teplitsky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 6, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area and extension of the uses of an existing golf driving range, office, restaurant and miniature golf course to include a baseball batting cage and additional golf tees.

PREMISES AFFECTED—231-05 to 234-05 Northern Boulevard, northeast corner of 231st Street, Block 8084, Lot 71, Block 8086, Lot 1, Block 8087, Lot 1, Block 8088, Lot 1, Block 8092, Lot 127, Block 8099, Lot 147, Douglaston, Borough of Queens. Community Board #11Q.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5B district, in an existing twelve story manufacturing structure the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

26-79-A

APPLICANT—Storch, Pesa and Associates for 744 Clinton Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from Administrative decision re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—744 Clinton Street, west side, 225 feet south of Halleck Street, Block 623, Lot 1, Borough of Brooklyn.

154-54-BZ

APPLICANT—Leonard F. Rothkrug for John Muzuki and Louis Moyette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester Avenue and 3101-3109 Wilkinson Avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx. Community Board #10BX.

CALENDAR

636-53-BZ

APPLICANT—Rocco Parisi for Dominic Ferrara and Michael Caravaglio, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash and office.

PREMISES AFFECTED—700 Post Avenue, southwest corner of Clove Road, Block 227, Lot 74, West Brighton, Borough of Staten Island. Community Board #1S.I.

ZONING CASES

703-79-BZ

APPLICANT—Allen B. Terjesen for Julius Tantleff, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—2520 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I.

733-79-BZ

APPLICANT—Maurice Intrator for Narrowbacks Incorporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, in an existing three story building, the extension of the existing restaurant area on the first floor into a portion of the second floor.

PREMISES AFFECTED—345 Second Avenue, northwest corner of East 20th Street, Block 901, Lot 26, Borough of Manhattan. Community Board #6M.

735-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251 58th Street, north side, 290 feet west of 13th Avenue, Block 5697, Lot 57, Borough of Brooklyn. Community Board #12BK.

736-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251A 58th Street, north side, 260 feet west of 13th Avenue, Block 5697, Lot 56, Borough of Brooklyn. Community Board #12BK.

760-79-BZ

APPLICANT—Weiss and Campise for Mario and Lydia Mastrocoia, owner.

SUBJECT—Application June 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R4 district, on a corner lot, the erection of a two family dwelling that encroaches on one of the required front yards.

PREMISES AFFECTED—1664 Yates Avenue, southeast corner of Van Nest Avenue, Block 4112, Lot 2, Borough of The Bronx. Community Board #11BX.

1030-79-BZ

APPLICANT—Dominick Salvatio and Son for Deborah S. Moore and Richard McGrath, owner.

SUBJECT—Application September 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on an existing four story and basement multiple dwelling, the construction of rear balconies that are not permitted obstruction within the open space.

PREMISES AFFECTED—162 Columbia Heights, west side, 920 feet north of Remsen Street, Block 208, Lot 337, Borough of Brooklyn. Community Board #2BK.

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lots 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

Laid over from December 4, 1979 for hearing.

235-79-BZ

APPLICANT—Joseph A. Gioia for P. C. LaBella Funeral Chapels, owner.

SUBJECT—Application March 6, 1979—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in an R5 district, in an existing two story mixed building, the extension of the funeral establishment into the second floor that increases the degree of non-conformity.

PREMISES AFFECTED—2625 and 2627 Harway Avenue, northeast corner of Bay 43rd Street, Block 6898, Lot 9, Borough of Brooklyn. Community Board #13BK.

Laid over from December 4, 1979 for hearing.

1061-79-BZ

APPLICANT—Dominick Salvati and Son for Prudential Insurance Company of America, owner, Mary Catinella-Blueprint Restaurant, Lessee.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit, in a C5-3 district, in an existing 36 story office building, the addition to the uses of the first floor restaurant to include limited cabaret.

PREMISES AFFECTED—100 Park Avenue, northwest corner of East 40th Street, Block 1275, Lot 27, Borough of Manhattan. Community Board #5M.

Laid over from December 11, 1979 for hearing.

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of

CALENDAR

the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

Laid over from November 27, 1979 for continued hearing.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

Laid over from November 27, 1979 for continued hearing.

257-79-BZ

APPLICANT—DHJ Industries, Incorporated for U.S.I.F. 34th Street Corporation, owner, DHJ Industries, Incorporated, lessee.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C6-2 district, in an existing eighteen story commercial building, the use of a portion of the first floor for textile manufacturing.

PREMISES AFFECTED—331-349 West 33rd Street, north side, 165 feet east of 9th Avenue, 330 West 34th Street, Block 757, Lot 54, Borough of Manhattan. Community Board #4M.

Laid over from December 4, 1979 for continued hearing.

522-79-BZ

APPLICANT—Nicholas J. Salvadeo for William Meyers, owner.

SUBJECT—Application May 2, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the reconstruction and modernization of an existing automotive service station and retail store establishment.

PREMISES AFFECTED—496 Arthur Kill Road, southeast corner of Elverton Avenue, Block 5450, Lots 22 and 27, Great Kills, Borough of Staten Island. Community Board #3S.I.

Laid over from December 4, 1979 for continued hearing.

781-79-BZ

APPLICANT—Maurice Intrator for Horace Bullard, owner.

SUBJECT—Application July 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing store and the change in use into a public library that creates non-compliance within the required front and side yard.

PREMISES AFFECTED—947 Castle Hill Avenue, northwest corner of Bruckner Boulevard, Block 3688, Lot 42, Borough of The Bronx. Community Board #9BX.

Laid over from December 11, 1979 for continued hearing.

902-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, the conversion of an existing twelve story building from manufacturing into a multiple dwelling above the first floor.

PREMISES AFFECTED—114-120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lots 49, 50, and 52, Borough of Manhattan.

Laid over from December 11, 1979 for continued hearing.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan. Community Board #5M.

Laid over from December 11, 1979 for continued hearing.

1097-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing four story dwelling from manufacturing into a multiple dwelling.

PREMISES AFFECTED—114 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 49, Borough of Manhattan. Community Board #5M.

Laid over from December 11, 1979 for continued hearing.

1225-79-A

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation.

SUBJECT—Application December 6, 1979—appeal from a decision of the Borough Superintendent re- egress (277 M.D.L.)

PREMISES AFFECTED—116-118 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 50, Borough of Manhattan.

805-79-BZ

APPLICANT—H. M. Cole for Orient Overseas Associates, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an C6-9CR district, in an existing 32 story office building, the conversion of mechanical equipment space into offices that create non-compliance in floor area ratio.

PREMISES AFFECTED—Wall Street Plaza, 88 Pine Street, southeast corner, Block 38, Lot 17, Borough of Manhattan. Community Board #1M.

Laid over from November 27, 1979 for decision, hearing closed.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

CALENDAR

Resolution to permit in a C6-1 district, in an existing seven story building, the conversion of the second through seventh floors into joint living-working quarters for artists.
PREMISES AFFECTED—351/53 Jay Street, east side, 147.7 feet south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn. Community Board #9BK.

Laid over from December 11, 1979 for decision, hearing closed.

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a decision of the Borough Superintendent re- bedroom windows.

PREMISES AFFECTED—351-353 Jay Street, east side, 147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn.

Laid over from December 11, 1979 for decision, hearing closed.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application March 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district the construction and maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens. Community Board #11Q.

Laid over from December 11, 1979 for decision, hearing closed.

500-97-BZ

APPLICANT—Wax Bryman Associates for TCA Hudson Street Incorporation, owner, El Diario, La Prensa, lessee.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story commercial building, the conversion of the third through eighth floors into apartments.

PREMISES AFFECTED—181-85 Hudson Street, northwest corner of Vestry Street, Block 222, Lot 19, part of 22, Borough of Manhattan. Community Board #1M.

Laid over from December 11, 1979 for decision, hearing closed.

886-79-BZ

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-1 and R3-2 district, in an existing one story building, in addition to the proposed conforming florist shop, the use of a portion of the premises as a monument sales establishment with accessory outdoor display.

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island. Community Board #3S.I.

Laid over from December 11, 1979 for decision, hearing closed.

887-79-A

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed conversion of a frame LL E residential structure to a commercial occupancy within the fire district.

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island.

Laid over from December 11, 1979 for decision, hearing closed.

514-79-BZ

APPLICANT—Arthur Guttman for Loft Management Company, owner.

SUBJECT—Application April 30, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 New York City Charter of the Zoning Resolution, to permit in an M1-5 district, on a plot with an existing eight story commercial and manufacturing structure, the conversion of the second through eighth floors into a multiple dwelling.

PREMISES AFFECTED—39 East 19th Street, north side, 200 feet west of Park Avenue South, Block 848, Lot 28, Borough of Manhattan. Community Board #5M.

Laid over from December 18, 1979 for decision, hearing closed.

616-79-BZ

APPLICANT—William R. Sachs for Noneva Realty Corporation, owner.

SUBJECT—Application May 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (CL) district, the conversion of a four story structure into a multiple dwelling that does not have the required special district certification and layout.

PREMISES AFFECTED—363 West 46th Street, northeast corner of Ninth Avenue, Block 1037, Lot 6, Borough of Manhattan. Community Board #4M.

Laid over from December 18, 1979 for decision, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 8, 1980

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 8, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

784-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 Aspinwall Street, east side, 94 feet north of Hylan Boulevard, Block 7926, Lot 62, Tottenville, Borough of Staten Island.

785-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

CALENDAR

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—147 Aspinwall Street, east side, 154 feet north of Hylan Boulevard, Block 7926, Lot 67, Tottenville, Borough of Staten Island.

786-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—176 Carteret Street, west side, 75 feet north of Hylan Boulevard, Block 7926, Lot 49, Tottenville, Borough of Staten Island.

787-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—168 Carteret Street, west side, 150 feet north of Hylan Boulevard, Block 7926, Lot 47, Tottenville, Borough of Staten Island.

788-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—162 Carteret Street, west side, 225 feet north of Hylan Boulevard, Block 7926, Lot 41, Tottenville, Borough of Staten Island.

1052-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.

SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—37 Valdemar Avenue, north side, 162.05 feet east of Queensdale Street, Block 6857, Lot 31, Huguenot, Borough of Staten Island.

1053-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.

SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—51 Valdemar Avenue, northeast corner of Queensdale Street, Block 6857, Lot 1, Huguenot, Borough of Staten Island.

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—W.L.P. Realty Corporation.

SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.

PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

5-78-A

APPLICANT—Apsco Fabrics, Incorporated for Louis and Bessie Adler Foundation, Incorporated, owners.

SUBJECT—Application for consideration—to dismiss the application of January 4, 1978—appeal from a decision of the Fire Commissioner re- sprinkler protection under the obstructions (Bins).

PREMISES AFFECTED—469-475 10th Avenue and 501 West 36th Street, northwest corner, Block 708, Lot 31, Borough of Manhattan.

543-78-A

APPLICANT—Galbreath-Ruffin Corporation.

SUBJECT—Application July 14, 1978—review and appeal of Modification to Reference Standard 13-1 (Air Filter) granted under Calendar Number 281-77-BCR.

PREMISES AFFECTED—150 E. 42nd St., block bounded by Lexington Ave., 3rd Ave., E. 42nd St. and E. 41st St., Block 1296, Lot 46, Borough of Manhattan.

783-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Classic Gas Line Antifreeze", in (12) twelve fluid ounce Plastic Bottles with Replaceable Cap container not in compliance with regulations of the Administrative Code of New York City.

811-79-A

APPLICANT—Joseph B. Raia for Sandra Siste, owner.

SUBJECT—Application July 19, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—20 Clinton Road, west side, 207.45 feet south of Amboy Road, Block 5132, Lot 27, Great Kills, Borough of Staten Island.

820-79-A

APPLICANT—Millard Bresin for Amoco Oil Company, lessee.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-C-B-2 of the Fire Prevention Code City of New York.

CALENDAR

PREMISES AFFECTED—401/423 East 80th Street, northwest corner of Foster Avenue, Block 7918, Lots 1, 76, Borough of Brooklyn.

822-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Evelyn Green, et al., Executors, owner.

SUBJECT—Application July 23, 1979—Modification of Certificate of Occupancy #13059 re- sprinkler system.

PREMISES AFFECTED—118-01/21 Metropolitan Avenue, southeast corner of 83rd Avenue, Block 3329, Lot 1, Kew Gardens, Borough of Queens.

823-79-A

APPLICANT—Charles A. Magrino for John Drago, owner, Emmino Brothers Salvage, Incorporated, lessee.

SUBJECT—Application July 24, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—50 Johnson Street, west side, 452.22 feet north of Arthur Kill Road, Block 7207, Lot 239, Port Socony, Borough of Staten Island.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

954-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Reading Avenue, south side, 220 feet west of Wainwright Avenue, Block 5643, Lot 111, Eltingville, Borough of Staten Island.

955-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—671 Leverett Avenue, north side, 160 feet west of Richmond Avenue, Block 5609, Lot 15, Eltingville, Borough of Staten Island.

956-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—677 Leverett Avenue, north side, 240 feet east of Wainwright Avenue, Block 5609, Lot 20, Eltingville, Staten Island.

957-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—683 Leverett Avenue, north side, 180 feet east of Wainwright Avenue, Block 5609, Lot 22, Eltingville, Borough of Staten Island.

958-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—695 Leverett Avenue, north side, 50 feet east of Wainwright Avenue, Block 5609, Lot 28, Eltingville, Borough of Staten Island.

959-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—701 Leverett Avenue, northeast side corner of Wainwright Avenue, Block 5609, Lot 31, Eltingville, Borough of Staten Island.

1058-79-A

APPLICANT—ERC Technology Corporation, owner.

SUBJECT—Application September 18, 1979—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "CarFare" (6) six ounce high density polyethylene bottles with screw-on, high density needle tip spout container not in compliance with regulations of the Administrative Code of New York City.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 15, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 15, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

343-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens. Community Board #11Q.

344-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens. Community Board #11Q.

345-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens. Community Board #11Q.

126-79-A

APPLICANT—Leonard Boxer for 341-363 West 50th Street Redevelopment Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—341-349 West 50th Street, north side, 125 feet east of Ninth Avenue, Block 1041, Lots 6 and 11, Borough of Manhattan.

606-58-BZ

APPLICANT—Frank J. Rio for Anthony Caputo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, south side, 416 feet 23/8 inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn. Community Board #9BK.

773-58-BZ

APPLICANT—Abraham M. Lindenbaum for Nellie Blye Amusement Park, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use, D area district, the erection and maintenance of a retail store and a restaurant occupying more than the permitted area and the relocating of a two family dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn. Community Board #13BK.

417-58-BZ

APPLICANT—Kenneth H. Koons for 98 Ravine Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 17, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the premises to be occupied for the parking and storage of motor vehicles limited to passenger car type only.

PREMISES AFFECTED—2333-2339 Cambreleng Avenue, west side, 109.14 feet south of Crescent Avenue, Block 3088, Lot 27, Borough of The Bronx. Community Board 6BX.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

576-77-BZ

APPLICANT—Thomas R. Kalsky for 693 Townhouse, Incorporated, owner.

SUBJECT—Application for consideration—to restore to the Calendar for possible reopening for re-hearing—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the erection of two additional stories on a one story commercial structure and the conversion into residential use.

PREMISES AFFECTED—689, 691 and 693 Washington Street, east side, 51 feet north of Charles Street, Block 632, Lot 3, Borough of Manhattan.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2

CALENDAR

district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum for Madison Company, owner; Marvin B. Tepper and Arnold J. Rabinor, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires November 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan.

871-67-A

APPLICANT—Arthur C. Kellman for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—reopening to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator to be kept in readiness; previously revoked.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

562-63-A

APPLICANT—Arthur C. Kellman for Pen Plaza South Associates, owners.

SUBJECT—Application for consideration—to reopen to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator; previously revoked.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

ZONING CASES

630-78-BZ

APPLICANT—Frank A. Vaccaro for Silvercrest Farms, Incorporated, owner.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 and C1-2 district, the enlarge in lot area to provide accessory parking and truck storage facilities for an existing milk bottling establishment.

PREMISES AFFECTED—80-22 Caldwell Avenue, southeast corner of Elliot Avenue, Block 2919, 2920, 2921, Lots 31, 38, 40, 42, 47, 48, 49, 50, 51 and 142, Elmhurst, Borough of Queens. Community Board #5Q.

645-78-BZ

APPLICANT—McGee and Morsellino for Franchise Realty Interstate Corporation owner.

SUBJECT—Application August 9, 1978—decision of the Borough Superintendent, under Section 72-01(b) of the Zoning Resolution, to permit in a C2-2 district, in conjunction with the erection of a one story restaurant, the installation of business signs that exceed the permitted surface area and exceeds the permitted height above curb level.

PREMISES AFFECTED—2250 Flatbush Avenue, west side, 180 feet north of Fillmore Avenue, Block 8486, Lot 61, Borough of Brooklyn. Community Board #18BK.

360-79-BZ

APPLICANT—Dominick Salvati and Son, for Vincent Cervani, owner.

SUBJECT—Application April 10, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, the maintenance of a one story enlargement to an existing mixed building that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—237-9th Street, east side 20.4 feet north of 4th Avenue, Block 1003, Lot 41, Borough of Brooklyn. Community Board #6BK.

1089-79-BZ

APPLICANT—Thomas P. Crinnion for Riverdale Enterprises, owner, Barrymores, lessee.

SUBJECT—Application October 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the maintenance of an existing restaurant with limited accessory cabaret for a term of five years.

PREMISES AFFECTED—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of The Bronx. Community Board #8BX.

1099-79-BZ

APPLICANT—Arthur Guttman for 726-30 Broadway Realty Company, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 of the New York City Charter of the Zoning Resolution, to permit in an M1-5 district, the erection of three additional stories on an existing seven story manufacturing building that creates non-compliance in floor area ratio and creates non-compliance within the sky exposure plane and rear yard equivalent.

PREMISES AFFECTED—726-30 Broadway and 418-26 Lafayette Street, west side, 310.234 feet south of Astor Place, Block 545, Lot 15, Borough of Manhattan. Community Board #2M.

311-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zon-

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ing Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5002-5008 13th Avenue, southwest corner of 50th Street, Block 5648, Lot 41, Borough of Brooklyn. Community Board #12BK.

Laid over from December 11, 1979 for hearing.

312-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.
SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5010-5014 13th Avenue, west side, 55 feet south of 50th Street, Block 5648, Lot 43, Borough of Brooklyn. Community Board #12BK.

Laid over from December 11, 1979 for hearing.

313-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.
SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5016-5020 13th Avenue, west side, 48.4 feet north of 51st Street, Block 5648, Lot 45, Borough of Brooklyn. Community Board #12BK.

Laid over from December 11, 1979 for hearing.

314-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.
SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5022-5036 13th Avenue, northwest corner of 51st Street, Block 5648, Lot 47, Borough of Brooklyn. Community Board #12BK.

Laid over from December 11, 1979 for hearing.

952-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Michael P. Cozzoli, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-3 district, in an existing two story building occupied as a banquet hall and restaurant with accessory uses, the addition to the occupancy to include cabaret.

PREMISES AFFECTED—94-96 Avenue U, south side, 60.0 feet east of West 10th Street, Block 7117, Lot 4, Borough of Brooklyn. Community Board #15BK.

Laid over from December 11, 1979 for hearing.

692-79-BZ

APPLICANT—Sheal Shapiro for Shapiro Lawn Associates, for Ironclad Artists, Incorporated, owner.

SUBJECT—Application June 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing

six story building on a plot that exceeds the lot area limitation, the change in use from manufacturing into joint living/working quarters including the second floor.

PREMISES AFFECTED—134 Grant Street, northeast corner of Crosby Street, Block 473, Lot 51, Borough of Manhattan. Community Board #2M.

Laid over from December 18, 1979, for hearing.

960-79-BZ

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148, 14149, Howard Beach, Borough of Queens. Community Board #10Q.

Laid over from December 18, 1979, for hearing.

961-79-A

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—filed pursuant to Section 35, Article 3 of the General City Law re-proposed building in the bed of a mapped street.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner, 156th Avenue, Blocks 14148, 14149, Lot 1, Howard Beach, Queens.

Laid over from December 18, 1979, for hearing.

503-79-BZ

APPLICANT—Arthur Guttman for Robert and Vera Chow, owner.

SUBJECT—Application April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the maintenance of an enlargement to an existing one family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—65-31 171st Street, east side, 280 feet north of 67th Avenue, Block 6912, Lot 20, Fresh Meadows, Borough of Queens. Community Board #8Q.

Laid over from December 11, 1979, for continued hearing.

871-79-BZ

APPLICANT—Weinberg and Kirshenbaum for George W. Ott, owner, Weiner and Cohen, Lessee.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, in an existing two story mixed building previously before the Board, the extension of the dental laboratory on the first floor into the second floor.

PREMISES AFFECTED—212-25 Jamaica Avenue, north side, 84.36 feet east of 212th Street, Block 10601, Lot 34, Jamaica, Borough of Queens. Community Board #13Q.

Laid over from December 11, 1979, for continued hearing.

168-79-BZ

APPLICANT—Ernest D. Davis for Gary Gabriel, owner, Barbara Taylor, lessee.

CALENDAR

SUBJECT—Application February 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-4 district, in an existing two story commercial building, the maintenance of the present eating and drinking establishment without restrictions on entertainment or dancing.

PREMISES AFFECTED—101-115 West 116th Street, northwest corner of Lenox Avenue, Block 1901, Lot 29, Borough of Manhattan. Community Board #10M.

Laid over from December 11, 1979, for decision; hearing closed.

551-79-BZ

APPLICANT—Joseph B. Raia for Michael Santulli, owner.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Sections 72-20 and 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with a one family dwelling the maintenance of a covered driveway that is not a permitted obstruction within the front yard.

PREMISES AFFECTED—7030 Hylan Boulevard, southeast corner of Sprague Avenue, Block 7826, Lot 258, Tottenville, Borough of Staten Island. Community Board #3S.I.

Laid over from December 11, 1979, for decision; hearing closed.

548-79-BZ

APPLICANT—Alvin Hausman for M. Weitzner, D. Weitzner individually and as Trustee L.W. and T. of Henry M. Weitzner, owner.

SUBJECT—Application May 4, 1979—decision of Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story commercial and manufacturing structure the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—247-251 West 29th Street, north side, 175 feet east of 8th Avenue, Block 779, Lots 10 and 12, Borough of Manhattan. Community Board #5M.

Laid over from December 18, 1979, for decision; hearing closed.

882-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1564 57th Street, south side, 156 feet west of 16th Avenue, Block 5496, Lot 133, Borough of Brooklyn. Community Board #12BK.

Laid over from December 18, 1979, for decision; hearing closed.

883-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1556 57th Street, south side, 208 feet west of 16th Avenue, Block 5496, Lot 30, Borough of Brooklyn. Community Board #12BK.

Laid over from December 18, 1979, for decision; hearing closed.

884-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1560 57th Street, south side, 188 feet west of 16th Avenue, Block 5496, Lot 31, Borough of Brooklyn. Community Board #12BK.

Laid over from December 18, 1979, for decision; hearing closed.

981-79-BZ

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn. Community Board #1BK.

Laid over from December 18, 1979, for decision; hearing closed.

982-79-A

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed extension exceeds by more than 25% the area which dwelling has or any floor at the time of conversion of Multiple Dwelling Law.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn.

Laid over from December 18, 1979, for decision; hearing closed.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 15, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 15, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

567-79-A

APPLICANT—Thomas J. Argiro for DAP, Incorporated, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "DAP Pacer Panel and Dry Wall Adhesive" 11 oz. container with airtight replaceable caps and taps, container not in compliance with the Administrative Code of the City of New York.

578-79-A

APPLICANT—Nicholas J. Salvadeo for Biggica Excavating Company Incorporated, owner.

SUBJECT—Application May 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed build-

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ing not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Woodcliff Avenue, southwest corner of Kinsey Place, Block 1290, Lot 50, Mariner Harbor, Borough of Staten Island.

789-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner. SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Connecticut Street, northwest corner of Hylan Boulevard, Block 7939, Lot 50, Tottenville, Borough of Staten Island.

790-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner. SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Connecticut Street, west side, 100 feet north of Hylan Boulevard, Block 7939, Lot 46, Tottenville, Borough of Staten Island.

791-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner. SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—146 Connecticut Street, west side, 164 feet north of Hylan Boulevard, Block 7939, Lot 43, Tottenville, Borough of Staten Island.

792-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner. SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Connecticut Street, west side, 228 feet north of Hylan Boulevard, Block 7939, Lot 39, Tottenville, Borough of Staten Island.

793-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner. SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—33 Massachusetts Street, east side, 295 feet north of Hylan Boulevard, Block 7929, Lot 72, Tottenville, Borough of Staten Island.

794-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner. SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Massachusetts Street, east side, 230 feet north of Hylan Boulevard, Block 7939, Lot 68, Tottenville, Borough of Staten Island.

795-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner. SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 Massachusetts Street, east side, 165 feet north of Hylan Boulevard, Block 7939, Lot 65, Tottenville, Borough of Staten Island.

796-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner. SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Massachusetts Street, east side, 100 feet north of Hylan Boulevard, Block 7939, Lot 62, Tottenville, Borough of Staten Island.

513-79-A

APPLICANT—Leonard F. Rothkrug for The Turn Verein In The City of New York, owner. Private Cabarets Incorporated, lessee.

SUBJECT—Application April 27, 1979—appeal from a decision of the Borough Superintendent, re- Interpretative from the wrongful decision of the Department of Buildings dated April 6, 1979.

PREMISES AFFECTED—1251/59 Lexington Avenue, 146/52 East 85th Street, southeast corner of Lexington Avenue and East 85th Street, Block 1513, Lot 50, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 22, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, January 22, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

1348-27-BZ

APPLICANT—Lama and Vassalotti for C. Richard Hilker, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island Avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lot 1, Borough of Brooklyn. Community Board #15BK.

CALENDAR

813-63-BZ

APPLICANT—Max Siegel Associates for Milton P. Miller, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law to permit in an R8 and R10 district, the use of transient parking for the unused and surplus tenants spaces within an existing multiple dwelling accessory garage.

PREMISES AFFECTED—699-717 West End Avenue, west side from West 94th Street to West 95th Street, Block 1253, Lot 21, Borough of Manhattan. Community Board #7M.

26-70-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 29, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 11-413 of the Zoning Resolution, permitting in a C2-4 district, the erection of a one story enlargement to an existing automotive service station with accessory uses previously before the Board and the extension of term of variance.

PREMISES AFFECTED—4467 to 4469 Broadway, 700 to 706 West 192nd Street, southwest corner, Block 2180, Lot 513, Borough of Manhattan. Community Board #12M.

491-78-BZ

APPLICANT—Millard Bresin for Roclu Realty Corporation, owner; Amoco Oil Company, Long Term Lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 5, 1979—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, permitting in a C2-2 district, the reconstruction and rearrangement of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—4102-4114 Avenue U, southeast corner of Coleman Street, Block 8558, Lot 36, Borough of Brooklyn.

ZONING CASES

741-79-BZ

APPLICANT—Frank A. Vaccaro, for Network Courier Service, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-6 district, the enlargement in area and the use of the third floor of an existing three story building for residential use with commercial occupancy on the first and second floors.

PREMISES AFFECTED—544 Hudson Street, east side, 86.29 feet north of Charles Street, Block 621, Lot 4, Borough of Manhattan. Community Board #2M.

770-79-BZ

APPLICANT—Benjamin A. Shafran for John J. Crowe, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district the conversion of an existing three story building from commercial occupancy into a multiple dwelling.

PREMISES AFFECTED—179 Christopher Street, north side, 77.6 feet of Weehawken Street, Block 636, Lot 37, Borough of Manhattan. Community Board #2M.

880-79-BZ

APPLICANT—Donald Rowe for Paul Favaloro, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the maintenance of an enlargement to a one family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—21 O'Gorman Avenue, north side, 100 feet east of Buffalo Street, Block 4970, Lot 34, Terrace Bay, Borough of Staten Island. Community Board #3S.I.

951-79-BZ

APPLICANT—Guerine Salerni for Robert Sabbagh, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, the change in use of an existing structure from an auditorium with accessory uses into a gymnasium (racquetball) facility with accessory uses.

PREMISES AFFECTED—5911/23 8th Avenue, 801/11 60th Street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn. Community Board #12BK.

980-79-BZ

APPLICANT—Nicholas J. Salvadeo for De-Lu Realty Corporation, owner.

SUBJECT—Application August 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story and cellar medical office building that encroaches on the required front and side yards.

PREMISES AFFECTED—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

1071-79-BZ

APPLICANT—IRA Blair for JFM Enterprises, owner, Laforgia Fuel Oil Company, Incorporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution to permit in a M1-1 district, the erection of a one story commercial vehicle storage building that encroaches on the required yard along a district boundary.

PREMISES AFFECTED—1640 McDonald Avenue, west side, 247.108/8 feet south of 24th Avenue, Block 6582, Lots 28, 30, 32 and 33, Borough of Brooklyn. Community Board #11BK.

1188-79-BZ

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from a hotel into a multiple dwelling.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan. Community Board #5M.

CALENDAR

1189-79-A

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 16, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

Laid over from November 27, 1979, for continued hearing.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

Laid over from November 27, 1979, for continued hearing.

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

Laid over from December 18, 1979 for continued hearing.

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an MI-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

Laid over from November 27, 1979, for decision; hearing closed.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 22, 1980

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, January 22, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1240-79-BCR

APPLICANT—Irwin Fruchtman, P.E., Commissioner, Department of Buildings, letter dated December 7, 1979 and received December 14, 1979.

SUBJECT—Modification of Reference Standard RS 18 of the Building Code of the City of New York.

1242-79-SA

APPLICANT—Elkhart Brass Manufacturing Company, Incorporated—Pressure reducing valves for standpipe systems.

137-77-SA

APPLICANT—Walter Kidde and Company—Extinguishing system for self-service gasoline stations.

1102-79-GR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Automatic door operators.

857-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Country Peddler Lamp Oil" in twenty-eight (28) ounce plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulations of the Administrative Code of New York City.

858-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Country Peddler Lamp Oil" in thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap container not in compliance with regulations of the Administrative Code of New York City.

859-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Victorian Lamp Oil" in twenty-eight (28) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap containers not in compliance with regulations of the Administrative Code of New York City.

860-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Victorian Lamp Oil" in thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap. Containers not in compliance with regulations of the Administrative Code of New York City.

CALENDAR

861-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Orient Trader Lamp Oil" twenty-eight (28) ounce, plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

862-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979 appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Orient Trader Lamp Oil" thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap containers not in compliance with regulation of the Administrative Code of New York City.

863-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Antique Charm Lamp Oil" thirty-two ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

864-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil" twenty-eight (28) ounce, plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

865-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil" thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulations of the Administrative Code of New York City.

870-79-A

APPLICANT—Edward Lauria for Cyrenius F. Simonson, owner.
SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—4256 Arthur Kill Road, northwest corner of Block 7314, Lot 1, Borough of Staten Island.

876-79-A

APPLICANT—Alphonse J. Calvanico for Fred Susser, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 Herrick Avenue, north side, 180 feet east of Gaynor Street, Block 7347, Lot 48, Princes Bay, Borough of Staten Island.

1215-79-A

APPLICANT—S. M. Limoggio for Howard Johnson's, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—247-21 Northern Boulevard, northwest corner of 247th Street, Block 8117, Lot 39, Borough of Queens.

532-78-A

APPLICANT—Ralph J. Schwarz, Jr. for York Amusement Company, Incorporated, owner, Jolar Cinema, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novelities Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Jean Messina and Kathryn Fahy, owner, Queens Paperbook Incorporated, lessee.

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SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—247 West 42nd Street, north side, 237.6 feet east of Eighth Avenue, Block 1014, Lot 11, Borough of Manhattan.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet east of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

540-78-A

APPLICANT—Ralph L. Schwarz, Jr. for Michael Zaffarano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for 16 West 14th Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for modification of certificate of occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14th Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

821-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of The Bronx.

1125-79-A

APPLICANT—Nicholas J. Salvadeo for Al-Pac Development Corporation, owner.

SUBJECT—Application October 23, 1979—appeal from a decision of the Borough Superintendent re- proposed use of Copper Tubing Contrary to Section P102.4(a)(2), RS-16 of the Administrative Code.

PREMISES AFFECTED—91 Wallace Avenue, southeast corner of McClean Avenue, Block 3113, Lot 21, South Beach, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 29, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 29, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

640-76-A

APPLICANT—Augustus Beekman.

OWNER: Seward Park Housing Corporation, owner.

SUBJECT—Application for consideration—to rescind the resolution of February 8, 1977—for Modification of Certificate of Occupancy #55860 re- sprinkler system; previously granted on condition.

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PREMISES AFFECTED—167-187 Clinton Street and 389-411 Grand Street, southwest corner, Block 313, Lot 1, Borough of Manhattan.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification of the resolution of October 9, 1979—re-appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously revoked by the Board.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

279-77-BZ

APPLICANT—A. H. Salkowitz and Carl Heimberger for The Museum of Modern Art, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—Decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 district, the enlargement in area of an existing museum that encroaches on the required rear yard and the erection of a 50 story mixed building that encroaches on the required rear yard and has less than the required parking.

PREMISES AFFECTED—5 to 35 West 53rd Street, north side, 260 feet west of Fifth Avenue, 4 to 24 West 54th Street, Block 1269, Lots 17 and 20, Borough of Manhattan.

606-75-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al., for Mountbatten Equities, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under section 72-21 of the Zoning Resolution, permitting in an M1-5 district, the conversion of an existing eight story and mezzanine building from manufacturing use into a non-conforming residential use with a health facility and restaurant on the penthouse and roof levels.

PREMISES AFFECTED—405-421 Hudson Street, northwest corner of Clarkson Street, Block 601, Lot 58, Borough of Manhattan.

498-75-BZ

APPLICANT—Dominick Farruggio for Frank Gallato, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 4, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, at an existing three story building, the erection of a one story enlargement to the first floor bakery that creates non-compliance in floor area ratio.

PREMISES AFFECTED—6309 20th Avenue, east side, 54.6 feet south of 63rd Street, Block 5542, Lot 8, Borough of Brooklyn.

909-52-BZ

APPLICANT—Ingram S. Carner for Rosenberg Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 24,

1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7h of the Zoning Resolution, permitting in a retail use district, the maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica Avenue and 94-04 199th Street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens. Community Board #12Q.

ZONING CASES

230-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Lazzaro, owner.

SUBJECT—Application May 3, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for the display and sales of new and used cars with accessory repairs.

PREMISES AFFECTED—1873 McDonald Avenue, east side, 100 feet north of Quentin Road, Block 6633, Lot 50, Borough of Brooklyn. Community Board #15BK.

665-79-BZ

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 6, 1979—decision of the Borough Superintendent, under Section 72-10 of the Zoning Resolution, to permit in a M1-6 district, in an existing ten story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan. Community Board #5M.

666-79-A

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan.

866-79-BZ

APPLICANT—Theodore R. Earne for Delmar Realty Incorporation, owner, Sam Lohl, lessee.

SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the maintenance of an existing store as a trade school for the grooming of dogs.

PREMISES AFFECTED—265-17 Union Turnpike, northeast corner of 265th Street, Block 8541, Lot 62, Borough of Queens. Community Board #13Q.

922-75-BZ

APPLICANT—Sol Niego for Marjorie and Melvin Warren-grand, owner.

SUBJECT—Application August 10, 1979—decision of the Borough Superintendent, Under Section 73-42 of the Zoning Resolution to permit in a C2-3 district, the erection of an enlargement on the first floor of an existing three story

CALENDAR

that increases the degree of non-compliance in floor area ratio and the expansion of the existing variety store occupancy into the second floor that will exceed the floor area limitation.

PREMISES AFFECTED—4802/4820 New Utrecht Avenue, southwest corner of 48th Street, Block 5633, Lots 23, 28, 30, 31, 32 and 33, Borough of Brooklyn. Community Board #12BK.

947-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—464 Drumgoole Road West, west side, 90 feet north of Dorval Avenue, Block 5651, Lot 71, Eltingville, Borough of Staten Island. Community Board #3S.I.

948-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—466 Drumgoole Road West, west side, 145.83 feet north of Dorval Avenue, Block 5651, Lot 72, Eltingville, Borough of Staten Island. Community Board #3S.I.

949-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—470 Drumgoole Road West, west side, 119.55 feet north of Dorval Avenue, Block 5651, Lot 74, Eltingville, Borough of Staten Island. Community Board #3S.I.

950-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—472 Drumgoole Road West, west side, 93.29 feet north of Dorval Avenue, Block 5651, Lot 75, Eltingville, Borough of Staten Island. Community Board #3S.I.

1074-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner, Rabbi Chaim J. Tauber, Contract Vendee.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1475 47th Street, north side, 57.6 feet west of 15th Avenue, Block 5624, Lot 47, Borough of Brooklyn. Community Board #12BK.

1075-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1481 47th Street, northwest corner of 15th Avenue, Block 5624, Lot 46, Borough of Brooklyn. Community Board #12BK.

ALAN D. GERSHUNY, *Executive Director*

JANUARY 29, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 29, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

766-79-A

APPLICANT—Joseph B. Raia for Emanuel Bolitere, owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—295 Shirley Avenue, north side, 125.13 feet west of Harold Avenue, Block 6367, Lot 42, Princess Bay, Borough of Staten Island.

881-79-A

APPLICANT—Alphonse J. Calvanico for Borgart Homes, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3, General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—622 Sycamore Street, south side, 554.38 feet east of Barclay Avenue, Block 6382, Lot 34, Annadale, Borough of Staten Island.

897-79-A

APPLICANT—Leonard F. Rothkrug for J. A. Green Construction Corporation, owner, Seaboard World Airlines, Incorporated, lessee.

SUBJECT—Application July 31, 1979—filed pursuant to Section 35, Article 3 of the General City Law re-proposed enlargement of building in the bed of a mapped street.

PREMISES AFFECTED—145-15 to 145-69 156th Street, northeast corner of 146th Avenue and 145-30 157th Street, Block 10511, Lots 6, 40, 45, 50, 52, 53 and 54, Springfield Gardens, Borough of Queens.

1025-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-30 131st Street, west side, 92.71 feet north of 15th Avenue, Block 4098, Lot 45, White-stone, Borough of Queens.

CALENDAR

1026-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-32 131st Street, west side, 71.25 feet north of 15th Avenue, Block 4098, Lot 46, Whitestone, Borough of Queens.

1027-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-34 131st Street, west side, 53.25 feet north of 15th Avenue, Block 4098, Lot 47, Whitestone, Borough of Queens.

1028-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-36 131st Street, west side, 31.79 feet north of 15th Avenue, Block 4098, Lot 48, Whitestone, Borough of Queens.

1029-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-38 131st Street, northwest corner of 15th Avenue, Block 4098, Lot 49, Whitestone, Borough of Queens.

1173-79-A

APPLICANT—M. Milton Glass for 333 7th Avenue Realty Company, owner.

SUBJECT—Application November 8, 1979—appeal from Administrative decision, re: Sprinkler System.

PREMISES AFFECTED—319-335 Seventh Avenue, 155 West 28th Street, 154 West 29th Street, northeast, Block 804, Lots 1-8, 72-76, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 5, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, February 5, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

417-69-BZ

APPLICANT—Ira M. Sherman for Gertrude Constantine, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 9, 1979 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting

in an R4 district, the erection of a one story enlargement to a contractor's establishment that encroaches on the required front, side and rear yards and increases the degree of non-compliance in open space ratio.

PREMISES AFFECTED—2050-2060 Eastchester Road, northeast corner of Seminole Street, Block 4220, Lot 1, Borough of The Bronx. Community Board #11BX.

294-73-BZ

APPLICANT—Leonard F. Rothkrug for 2 Mt. Hope Incorporated and 1806 Jerome Incorporated, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 3, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-4 and R8 district, the construction and maintenance of an open automobile sales lot.

PREMISES AFFECTED—1862-72 Jerome Avenue, southeast corner and 2-12 Mt. Hope Place, Block 2851, Lots 9, 10, 11, 12, 13, 47, 48, 49 and 50, Borough of The Bronx. Community Board #5BX.

405-78-BZ

APPLICANT—Anthony S. DiProperzio for Hook Creek Boulevard, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-1 and R3-2 district, the enlargement in lot area of an existing restaurant to provide for additional accessory parking.

PREMISES AFFECTED—248-04 South Conduit Avenue (Sunrise Highway) southeast corner of Hook Creek Boulevard, Block 13623, Lots 1 and 6, Rosedale, Borough of Queens.

393-74-BZ

APPLICANT—Leonard F. Rothkrug for Marie Favarato, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 21, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of a non-transient parking lot.

PREMISES AFFECTED—2464 Hoffman Street, west side, 140 feet south of East 189th Street, Block 3066, Lots 38 and 39, Borough of The Bronx. Community Board #6BX.

702-78-BZ

APPLICANT—Samuel H. Lindenbaum for South Ferry Building Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-5CR district, in an existing 32 story building previously before the Board the conversion of mechanical equipment space into tenant space that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—1-6 State Street, 34-50 Whitehall Street and 20-22 Pearl Street, Block 9, Lots 1 and 23, Borough of Manhattan.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

ZONING CASES

983-79-BZ

APPLICANT—Ingo Daashuur for 114 West 27th Street Realty Incorporated, owner.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan. Community Board #5M.

1073-79-BZ

APPLICANT—Alfonse Duarte for Chelsea Lofts Corporation, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the maintenance of penthouse enlargements and the conversion of two factory and commercial buildings into a multiple dwelling.

PREMISES AFFECTED—139-149 West 19th Street, north side, 242 feet east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan. Community Board #4M.

1081-79-BZ

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for contract-vendee Kings Restoration Corporation, owner.

SUBJECT—Application September 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R6 district, the conversion of an existing church into a four family dwelling that increases the degree of non-compliance with the rear yard.

PREMISES AFFECTED—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn. Community Board #2BK.

1082-79-A

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for Kings Restoration Corporation, Contract-Vendee.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn.

1083-79-A

APPLICANT—Inge Daashuur for 114 W. 27th Street Realty, owner.

SUBJECT—Application October 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan.

1095-79-BZ

APPLICANT—Leonard F. Rothkrug for Central Queens YM and YWHA, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R1-2 district, the erection of a four story community center, that exceeds the permitted floor area ratio and lot coverage, and encroaches on the required front and side yards, penetrates the sky exposure plane and without the required accessory parking.

PREMISES AFFECTED—67-01/19 108th Street, northeast corner of 67th Road and southeast corner of 108th Street and 67th Avenue, Block 2176, Lot 1, Borough of Queens, Forest Hills. Community Board #6Q.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 72-21 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

Laid over from December 11, 1979, for continued hearing.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3403(b) to Section 216 of the Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

Laid over from December 11, 1979, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 5, 1980

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, February 5, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1057-79-SA

APPLICANT—Fire Safety Communications Corporation for California Fire Tech Incorporated—Class E fire alarm system.

892-78-SM

APPLICANT—Simplex Time Recorder Company—fire alarm equipment.

1200-79-A

APPLICANT—Simplex Time Recorder Company—Class E fire alarm equipment.

CALENDAR

877-79-A

APPLICANT—Alphonse J. Calvanico, for Abe Gartenbaum, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—307 Shirley Avenue, north side, 227.01 feet east of Holdridge Avenue, Block 6367, Lot 48, Annadale, Borough of Staten Island.

878-79-A

APPLICANT—Alphonse J. Calvanico for Kack Borg, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—311 Shirley Avenue, north side, 187.01 feet east of Holdridge Avenue, Block 6367, Lot 50, Annadale, Borough of Staten Island.

1202-79-A

APPLICANT—Alphonse J. Calvanico for Alfred Harris, owner.

SUBJECT—Application November 27, 1979—Appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—832 Edgegrove Avenue, southeast corner of Marcy Avenue, Block 6833, Lot 8, Woodrow, Borough of Staten Island.

1207-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-45 6th Avenue, north side, 176.57 feet west of College Place, Block 3936, Lot 71, College Point, Borough of Queens.

1208-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-47 6th Avenue, north side, 154.89 feet west of 6th Avenue, Block 3936, Lot 70, College Point, Borough of Queens.

1209-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-49 6th Avenue, north side, 133.21 feet west of College Place, Block 3936, Lot 68, College Point, Borough of Queens.

1210-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-51 6th Avenue, north side, 103.26 feet west of College Place, Block 3936, Lot 67, College Point, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 13, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday morning, February 13, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

4-53-BZ—Vol. II

APPLICANT—Walter T. Gorman for Texaco, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, parking and storage of more than five (5) motor vehicles, office, car wash, lubritorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont Avenue, northeast corner of St. Raymonds Avenue, southeast corner of Williamsbridge Road and St. Raymonds Avenue, Block 4076, Lot 12, Borough of The Bronx. Community Board #9BX.

960-67-BZ

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 and R10 district, the erection of an apartment hotel and a transient hotel on the same zoning lot, that encroaches on the required rear yard equivalent, encroaches on the required rear yard above 125 feet and penetrates the sky exposure plane.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas, 29-37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

ZONING CASES

754-79-BZ

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R4 district, on a plot with three structures, the erection of a two story enlargement to the existing woodworking factory that increases the degree of non-conformity and encroaches on the minimum distance between buildings.

CALENDAR

PREMISES AFFECTED—114-11 14th Road, northeast corner of 114th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens. Community Board #7Q.

755-79-A

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—114-11 14th Road, north side, between 114th Street and 115th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens.

772-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1121 59th Street, north side, 153.8 feet east of 11th Avenue, Block 5703, Lot 66, Borough of Brooklyn. Community Board #12BK.

773-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1123 59th Street, north side, 174.10 feet east of 11th Avenue, Block 5703, Lot 64, Borough of Brooklyn. Community Board #12BK.

905-79-BZ

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application August 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, in an existing six story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—107 West 25th Street, north side, 100 feet west of 25th Street, Block 801, Lot 30, Borough of Manhattan.

1160-79-A

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application November 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—107 West 25 Street, north side, 100 feet west of Avenue of the Americas, Block 801, Lot 30, Borough of Manhattan.

1059-79-BZ

APPLICANT—Louis Lieberman for Aron Kahan, owner.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution and Section 666 of the New York City Charter, to permit in a C2-3 and R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1619 48th Street, north side, 140 feet east of 16th Avenue, Block 5443, Lot 85, Borough of Brooklyn. Community Board #12BK.

1070-79-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates, Architects owner, Groff Studio Corporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—151 West 28th Street, north side, 100.01 feet east of Seventh Avenue, Block 804, Lot 8, Borough of Manhattan. Community Board #5M.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 13, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday afternoon, February 13, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

771-79-A

APPLICANT—Alphonse J. Calvanico for Biaggio Severino, owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—324 Ocean Terrace, south side, 1578.13 feet east of Todt Hill Road, Block 864, Lot 16, Todt Hill, Borough of Staten Island.

855-79-A

APPLICANT—Nicholas J. Salvadeo for Michael Ippolito, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4333 Arthur Kill Road, southwest corner of Winant Place, Block 7407, Lot 25, Pleasant Plains, Borough of Staten Island.

936-79-A

APPLICANT—Alphonse J. Calvanico for Dom Pugliese, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Whitwell Place, southwest corner of Woodhaven Avenue, Block 881, Lot 200, Todt Hill, Borough of Staten Island.

937-79-A

APPLICANT—Alphonse J. Calvanico for Dominic Pugliese, owner.

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SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Whitwell Avenue, south side, 235.30 feet east of Todt Hill Road, Block 881, Lot 166, Todt Hill, Borough of Staten Island.

1216-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent, re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—139 Western Avenue, southeast corner of Richmond Terrace, Block 1338, Lot 1, Mariners Harbor, Borough of Staten Island.

1217-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

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REGULAR MEETING

TUESDAY MORNING, DECEMBER 18, 1979, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon December 4, 1979 were approved as printed in the Bulletin of December 13, 1979, Volume 64, Number 49.

704-53-BZ

APPLICANT—Charles M. Spindler Associates for Ella Mandelbaum, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 23, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs and office, and permitting the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—145-55 New York Boulevard and 145-55 to 145-66 Farmers Boulevard, northeast corner, Block 13313, Lot 40, Jamaica, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: B. J. Amato.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #13Q recommended to deny the application, received on November 13, 1979, and

WHEREAS, this application was granted by the Board on March 23, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on December 18, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on March 23, 1954, as amended through July 15, 1969, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; *on condition* that, the premises shall be used as a gasoline service station exclusively, and that all other merchandise for the purpose of vending is prohibited on said premises; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 3529-53)

335-59-BZ

APPLICANT—Lama and Vassalotti for Salvatore Reale, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of a lot to be used for storage and sale of used cars with an accessory office building.

PREMISES AFFECTED—315-321 Nicholas Avenue, 3485-3495 Atlantic Avenue, northeast corner, Block 4151, Lot 1, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #5BK. recommended approval received on November 23, 1979; and

WHEREAS, this application was granted by the Board on November 10, 1959, on certain conditions; and

WHEREAS, a public hearing was held on this application on December 18, 1979, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 10, 1959 as amended through November 12, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 640-59)

100-68-BZ

APPLICANT—Milton Feldman for EDO Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Deputy Commissioner of Marine and Aviation; previously granted on condition under Section 73-29 of the Zoning Resolution, permitting in an M2-1 district in an existing one story mechanical testing laboratory, the storage of Class IV material.

PREMISES AFFECTED—109-20 14th Avenue, south side, 100 feet west of 110th Street, Block 4044, Lot 6 (part of), College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Milton Feldman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 2, 1968 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 2, 1968 as amended through December 10, 1974, only insofar as it refers to the type and quantity of explosives permitted to be stored, so that as amended this portion of the resolution shall read:

"that the storage of explosive material shall not exceed a total weight of 9,534 grams (22 pounds) and shall be restricted to the following items:

(a) Navy Model 107 Cartridge

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- (b) Edo Part No. 68336-3 (Walter Kidde Part No. 873364) Cartridge, Fire Extinguisher
- (c) Olin Mathieson ARD 446-1 Cartridge, Ejection
- (d) Olin Mathieson ARD 863-1 Cartridge, Ejection
- (e) Navy MK 2 MOD 1 Cartridge, Impulse
- (f) Navy MK 124 MOD 0 Cartridge, Impulse
- (g) Navy MK 125 MOD 0 Cartridge, Impulse
- (h) Edo Development Cartridge (USAF)
- (i) MIL Model CCU-43 Cartridge, Impulse
- (j) MIL Model CCU-44 Cartridge, Impulse
- (k) MIL Model CCU-45 Cartridge, Impulse
- (l) EDO Part No. 111444-2 (Walter Kidde Part No. 876296) Cartridge

on condition that other than as herein amended the resolution above cited shall be complied with in all respects."
(Dept of Ports and Terminals letter dated 10/26/79).

734-72-BZ

APPLICANT—Nicholas J. Salvadeo for Guido Passarelli, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-1 and R3-2 district, on a plot previously before the Board, in conjunction with the erection of a two story commercial building, the reduction in the number of accessory parking spaces and located in the residence district.

PREMISES AFFECTED—1600 Hylan Boulevard, southeast corner of Raritan Avenue, Block 3372, Lots 1 and 22, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: Jack Deitch, Community Board #2S.I.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

319-79-BZ

APPLICANT—M. Martin Elkind for Melvin Last, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of a one-story enlargement to an existing mixed building to be used as a warehouse that creates non-compliance within the rear yard.

PREMISES AFFECTED—25-50 31st Street, west side, 259.11 feet south of Astoria Boulevard, Block 598, Lot 44, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 10, 1979, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 10, 1979 by adding thereto:

"To permit the extension of the building up to the north lot line, substantially as shown on revised drawings of proposed conditions marked 'Received October 15, 1979'—one sheet and 'December 12, 1979'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 517-77)

562-63-A

APPLICANT—Arthur C. Kellman for Penn Plaza South Associates, owners.

SUBJECT—Application for consideration—to reopen to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator; previously revoked.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., Special Order Calendar for hearing.

871-67-A

APPLICANT—Arthur C. Kellman for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—reopening to restore to the Calendar for possible reopening for re-hearing—appeal from a decision of the Fire Commissioner re-elevator to be kept in readiness; previously revoked.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., Special Order Calendar for hearing.

909-52-BZ

APPLICANT—Ingram S. Carner for Rosenberg Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 24, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7h of the Zoning Resolution, permitting in a retail use district, the maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories and office and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica Avenue and 94-04 199th Street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning

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Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: Frederick A. Ketcher, M. W. Deutsch and Nancy Turner.

For Opposition: Martin Nardi, Gamliel and Herbert Gallin, P.E.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino, Gerald Rosenberg, Philip Gelfand and Howard Roseman.

For Opposition: Helen Philbin, Julia E. Jerry, Christine Orefice, Catherine Vita and Faye Rosenberg.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

353-78-BZ

APPLICANT—Samuel H. Lindenbaum for Madison Company, owner; Marvin B. Tepper and Arnold J. Rabinor, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires November 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis R. Angelino, Robert Gladstone and David K. Specter.

For Opposition: Erik J. Stapper.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

524-76-BZ

APPLICANT—Edward Lauria for Christian Beetschen, owner; Victory Van Lines, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of June 9, 1976—deci-

sion of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in conjunction with an existing furniture warehouse, the enlargement in lot area and the use of open area for commercial vehicle storage.

PREMISES AFFECTED—69-71 St. Mary's Avenue, north side, 25 feet east of Tilson Place, Block 2846, Lot 237, Borough of Staten Island.

APPEARANCES—For Applicant: Edward Lauria.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

514-79-BZ

APPLICANT—Arthur Guttman for Loft Management Company, owner.

SUBJECT—Application April 30, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 New York City Charter of the Zoning Resolution, to permit in an M1-5 district, on a plot with an existing eight story commercial and manufacturing structure, the conversion of the second through eighth floors into a multiple dwelling.

PREMISES AFFECTED—39 East 19th Street, north side, 200 feet west of Park Avenue South, Block 848, Lot 28, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M., for deferred decision; hearing closed.

548-79-BZ

APPLICANT—Alvin Hausman for M. Weitzner, D. Weitzner individually and as Trustee L.W. and T. of Henry M. Weitzner, owner.

SUBJECT—Application May 4, 1979—decision of Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story commercial and manufacturing structure the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—247-251 West 29th Street, north side, 175 feet east of 8th Avenues, Block 779, Lots 10 and 12, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sheldon Lobel, Joseph Lombardi, J. David Seay, Milton Tane, Jay R. Levy, Thomas P. O'Callaghan, Louis J. Venza and Calbecot Chubb.

For Opposition: Mark Lallara.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M. for decision; hearing closed.

616-79-BZ

APPLICANT—William R. Sachs for Noneva Realty Corporation, owner.

SUBJECT—Application May 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (CL) district, the conversion of a four story structure into a multiple dwelling that does not have the required special district certification and layout.

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PREMISES AFFECTED—363 West 46th Street, northeast corner of Ninth Avenue, Block 1037, Lot 6, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Ted Sherman, Frank Scott and Seymour Detsky.

For Opposition: Robin Kramer, C.P.C.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 10 A.M. for decision; hearing closed.

692-79-BZ

APPLICANT—Sheal Shapiro for Shapiro Lawn Associates, for Ironclad Artists, Incorporated, owner.

SUBJECT—Application June 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing six story building on a plot that exceeds the lot area limitation, the change in use from manufacturing into joint living/working quarters including the second floor.

PREMISES AFFECTED—134 Grand Street, northeast corner of Crosby Street, Block 473, Lot 51, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheal Shapiro and Doris Diether, C. B. #2M.

For Opposition: None.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for hearing at the request of the community planning board; applicant concurs.

697-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island, Community Board #2S.I.

APPEARANCES—

For Applicant: William Lichtner.

For Opposition: Robert Gochfeld and John Vokral.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for hearing at the request of the City Planning Commission.

698-79-A

APPLICANT—Lichtner Associates for Frank DiMisa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for hearing at the request of the City Planning Commission.

699-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for hearing at the request of the City Planning Commission.

700-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for hearing at the request of the City Planning Commission.

701-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for hearing at the request of the City Planning Commission.

702-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—80 Malden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for hearing at the request of the City Planning Commission.

882-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

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Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1564 - 57th Street, south side, 156 feet west of 16th Avenue, Block 5496, Lot 133, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: Joseph C. Branch, P.E.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for decision, hearing closed.

883-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1556 - 57th Street, south side, 208 feet west of 16th Avenue, Block 5496, Lot 30, Borough of Brooklyn. Community Board #12BK.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for decision, hearing closed.

884-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1560 - 57th Street, south side, 188 feet west of 16th Avenue, Block 5496, Lot 31, Borough of Brooklyn. Community Board #12BK.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for decision, hearing closed.

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Albert Melniker, Joseph Grigas and Alan Lasher.

For Opposition: Jack Deitch, C. B. #2S.I. and Elias Larocca.

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

960-79-BZ

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner; Waldbaum Incorporation, lessee.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148, 14149, Howard Beach, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Michael Gold.

For Opposition: Robert Gochfeld, Nathan Marcus and Frann Di Geilnard.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for hearing at the request of the community.

961-79-A

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum, Incorporated, Lessee.

SUBJECT—Application August 27, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed building in the bed of a mapped street.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner 156th Avenue, Blocks 14148 and 14149, Lot 1, Howard Beach, Queens.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., for hearing at the request of the applicant.

981-79-BZ

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M. for decision, hearing closed.

982-79-BZ

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—appeal from a decision of the Borough Superintendent, re- Proposed extension exceeds by more than 25% the area which dwelling has or any floor at the time of conversion of Multiple Dwelling Law.

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PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M. for decision, hearing closed.

667-79-BZ

APPLICANT—Lichtner Associates for George Vass, owner.

SUBJECT—Application June 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a plot with an open automobile sales establishment, the erection of an accessory display structure that increases the degree of non-conformity.

PREMISES AFFECTED—85-19 Rockaway Boulevard, northwest corner of 86th Street, Block 9056, Lot 11, Ozone Park, Borough of Queens: Community Board #11Q.

APPEARANCES—

For Applicant: William Lichtner.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to December 18, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1979, acting on Alt. Applic. #336/1979, reads:

1. Proposed building housing a U.G. 16 in a R5 zone is contrary to Section 52-32 and Section 22-00.
2. Furnish a front yard as per Section 23-45 of Z.R.
3. Furnish a side yard as per Section 23-464 of Z.R.
4. Application is referred to the Board as there are no bulk requirements for a commercial use in a residential zone."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Philip P. Agusta, R.A.; and

WHEREAS, Community Board #9Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a plot with an open automobile sales establishment, the erection of an accessory display structure that increases the degree of non-conformity *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 7, 1979", 4 sheets, "June 13, 1979", 1 sheet, and "December 10, 1979", 1 sheet; and *on further condition* that this variance shall be

limited to a term of 15 years; that screening be planted along the northerly lot lines in accordance with Section 25-66 of the Zoning Resolution; that there shall be no repair services or automobile preparation on the premises; that all exterior walls be of face brick construction; that lighting be installed and directed away from adjoining parcels; that full sidewalks be constructed on both street frontages; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

732-79-BZ

APPLICANT—Samuel J. Kisseloff for 215 West 29th Street Corporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of New York City Charter to permit in a M1-5 district, in an existing seven story building, the conversion of the second floor through the seventh floor from factory use into a multiple dwelling.

PREMISES AFFECTED—215 West 29th Street, north-side, 167 feet west of Fashion Avenue, Block 797, Lot 30, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin; laid over to December 18, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated June 18, 1979, acting on Alt. Applic. #490/1979, reads:

- "C1. Proposed change of use from factory use group 17 to residential use group 2 in M1-5 zoning district is not permitted as of right as per Secs. 41-11 and 42-10 Z.R."

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing seven-story building, the conversion of the second floor through the seventh floor from factory use into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 21, 1979", 7 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces and on the commercial floors including the cellar, connected to an alarm that can be heard throughout the building; that a fire

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alarm station be installed on each floor; that the existing fire escape provide safe ground and street termination; that 40 percent of the roof area be allocated as tenant recreation space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

812-79-BZ

APPLICANT—Larry Meltzer for fortieth Madison Realty Company, owner, Peron Restaurant Incorporated, Lessee.

SUBJECT—Application July 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 25 story commercial building, the addition to the existing first floor and mezzanine restaurant to include limited cabaret.

PREMISES AFFECTED—279/293 Madison Avenue, 23/29 East 40th Street, northeast, Block 1275, Lot 23, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Ronald Ogur.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin; laid over to December 18, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1979, acting on Alt. Applic. #728/1978, reads:

"2. The proposed change in use of the 1st floor and mezzanine from eating and drinking use group 6 to eating and drinking place without restrictions on entertainment or dancing, use group 12, is not permitted as of right when located in C5-3 District and hence contrary to Sections 32-21 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 25-story commercial building, the addition to the uses of the existing first floor and mezzanine restaurant to include limited cabaret *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 19, 1979", 5 sheets, and "December 13, 1979", 2 sheets; and *on further condition* that this variance shall be limited to a term of 5 years; that there shall be no disco sessions prior to 10 P.M.; that there shall be no lewd, nude, topless or bottomless performances; that interior space be provided for 100 persons awaiting admission to the premises; that 4 security guards be

provided exclusively for the disco sessions; that the noise level be restricted to 5 decibels above ambience to the nearest residential window; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

867-79-BZ

APPLICANT—Paul Feldman for Kedem Fruit Product, Company, owner, The Center for Special Education, Lessee.

SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M3-1 district, in an existing three story and basement building, the change in occupancy from offices and residence to offices and school.

PREMISES AFFECTED—430 Kent Avenue, west side, 814.82 feet north of Division Avenue, Block 2134, Lot 48, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Paul Feldman.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin; laid over to December 18, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated July 17, 1978, acting on Alt. Applic #1274/1978, reads:

"1. Proposed change of use from offices and two family dwelling to office, use group 6, and school, use right because section 42-10 of the Zoning Resolution does not permit use group 3 as of right in an M3-1 district."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner John J. Walsh, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit to a M3-1 district, in an existing three-story and basement building, the change in occupancy from offices and residence to offices and school *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 26, 1979", 3 sheets, and "December 10, 1979", 4 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

889-79-BZ

APPLICANT—Leonard F. Rothkrug for Odlum Associates, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

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Resolution to permit in an M1-2 district, the conversion of an existing ten story commercial and manufacturing building into apartments above the first floor conforming use.

PREMISES AFFECTED—138-40 West 17th Street, south side 257 feet east of Seventh Avenue, Block 792, Lot 58, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin; laid over to December 18, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, acting on Alt. Applic. #470/1979, reads:

"1. The proposed change from lofts (Factory) to general residence, U.G. 2, on the second to tenth floors inclosure, within an M1-5 zone, is contrary to Section 42-00 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a M1-2 district, the conversion of an existing 10-story commercial and manufacturing building in apartments above the first floor conforming uses *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 31, 1979", 1 sheet; and December 13, 1979—6 sheets; and *on further condition* that the first floor be occupied with a conforming manufacturing or commercial use with accessory living space; that all other floors shall have a single tenant with a maximum of 5½ zoning rooms; that interior partitions be constructed to the satisfaction of the Department of Buildings; that the existing sprinkler system and standpipe system be retained and properly maintained; that emergency exits be operable at all times; that a smoke detector with a self-contained alarm be installed in each apartment; that 25 percent of the roof area be allocated as tenant recreational space; that a fire station be installed on each floor connected to an alarm that can be heard throughout the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

890-79-A

APPLICANT—Leonard F. Rothkrug for Odlum Associated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of

story and shaft enclosure, windows in stairway, exit door and a second means of egress.

PREMISES AFFECTED—138-40 West 17th Street, south side, 257.5 feet east of Seventh Avenue, Block 792, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on Alt. Applic. #470/79, reads:

"1. The proposed stair and shaft enclosures, of one hour rated construction, contrary to Article 7-B.

2. Winders in the required stairway enclosure, are contrary to Sec. 6.4.1.2 of the 1938 Code.

3. Stair enclosure exit door width of less than 3'-0" contrary to C26-283.0.

4. A second means of egress is required, in accordance with Article 7-B."

and

WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on Alt. Applic. #470/79, Objection Nos. 2 and 4 only, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 889-79-BZ; and that all other laws, rules and regulations be complied with.

900-79-BZ

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R8 district, the erection of four additional stories on an existing five story office building and the conversion into a multiple dwelling that increases the degree of non-compliance in floor area ratio and open space ratio and creates non-compliance in lot area per room and the minimum distance between windows and lot lines.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979 after due notice by publication in the Bulletin; laid over to November 27, 1979; then to December 11, 1979; then to December 18, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, acting on Alt. Applic. #98/1979, reads:

"16. Proposed conversion and enlargement of non-complying building increases degree of non-compliance to floor area, open-space ratio and creates a new non-compliance in lot area per room and distance between

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required windows and lot lines, contrary to Section 54-31 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; and

WHEREAS, this site evaluation revealed that the block frontage along 80th Street has a mixed architectural treatment of classical and contemporary design; and

WHEREAS, the committee of the Board consisted of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the existing structure was erected and occupied as a hospital and later converted into an office use for the Board of Higher Education; and

WHEREAS, the uses proposed herein are conforming uses in Use Group 2; and

WHEREAS, a practical difficulty would be created if the 4 additional stories had to provide the required courts and comply with the bulk regulations; and

WHEREAS, Community Board #8M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the erection of 4 additional stories on an existing 5-story building and the conversion into multiple dwelling that increases the degree of non-compliance in floor area ratio and open space ratio; and creates non-compliance in lot area per room and the minimum distance between windows and lot lines, *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 31, 1979", 12 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be extended throughout the building and properly maintained; that a fire alarm station be installed on each floor connected to an alarm that can be heard throughout the building; that 25 percent of the roof area be allocated to tenant recreation space; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that an elevation plan showing the detailed architectural facade be submitted to this Board prior to the issuance of a permit; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

901-79-A

APPLICANT—Leonard F. Rothkrug for Sefed Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 1559, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979 on Alt. Applic. #98/79, reads:

"15. Provide proper yards and/or courts to light and ventilate living rooms as per Section 26 M.D.L."

and

WHEREAS, the premises had a site evaluation by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on Alt. Applic. #98/79, Objection No. 15, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 900-79-BZ; and that all other laws, rules and regulations be complied with.

Adjourned: 3:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 18, 1979, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

720-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Preston Avenue, southwest corner of Ogden Street, Block 5324, Lot 228, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1979, on N.B. Applic. #40/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 24, 1979, acting on N.B. Applic. #40/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it

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represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 18, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

721-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Ogden Street, south side, 100 feet west of Preston Avenue, Block 5324, Lot 223, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1979, on N.B. Applic. #41/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administration Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 24, 1979, acting on N.B. Applic. #41/79 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located as as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on*

further condition that the building shall substantially conform to drawings, marked "Received June 18, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

722-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—24 Ogden Street, south side, 185 feet west of Preston Avenue, Block 5324, Lot 218, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #42/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979, acting on N.B. Applic. #42/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 18, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

723-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

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PREMISES AFFECTED—445 Oakdale Street, northwest corner of Preston Avenue, Block 5324, Lot 235, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #43/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979, acting on N.B. Applic. #43/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 18, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

724-79-A

APPLICANT—Alphonse J. Calvanico for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Preston Avenue, west side, 66.67 feet south of Ogden Street, Block 5324, Lot 231, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1979, on N.B. Applic. #44/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1979, acting on N.B. Applic. #44/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 18, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

752-79-A

APPLICANT—Peter F. Oddo for Raymond Longobardi, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—384 Nelson Avenue, south side, 233.45 feet east of Drew Court, Block 5300, Lot 17, Great Kills, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1979, on Alt. Applic. #267/78, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

- No Certificate of Occupancy can be issued, as per Article 2, Sec. 36 of the General City Law
- Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

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WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 19, 1979, acting on Alt. Applic. #267/78, Objection No. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways, and that the building shall substantially comply with drawings marked received "June 26, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

753-79-A

APPLICANT—Peter F. Oddo for Raymond Longobardi, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—386 Nelson Avenue, south side, 257.60 feet east of Drew Court, Block 5300, Lot 19, Great Kills, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1979, on Alt. Applic. #268/78, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 2, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 19, 1979, acting on Alt. Applic. #268/78, Objection No. 1 A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways, and that the building shall substantially comply with drawings marked received "June 26, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

767-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr., owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—6 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 14, 1979, on N.B. Applic. #1644/78, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is deemed feasible are located within 500 feet of the property is contrary to Section P110.2, (c), RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 14, 1979, acting on N.B. Applic. #1644/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the lot remain under the same ownership; that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas; and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 3, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

768-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr., owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—8 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 14, 1979, on N.B. Applic. #1645/78, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which

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discharge is deemed feasible are located within 500 feet of the property is contrary to Section P110.2, (c), RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 14, 1979, acting on N.B. Applic. #1645/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the lot remain under the same ownership; that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas; and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 3, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

769-79-A

APPLICANT—Joseph B. Raia for Albert A. Bacci Jr., owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Adams Avenue, south side of Richmond Road, Block 3562, Lot 49, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 14, 1979, on N.B. Applic. #1646/78, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is deemed feasible are located within 500 feet of the property is contrary to Section P110.2, (c), RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 14, 1979, acting on N.B. Applic. #1646/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the lot remain under the same ownership, that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof

and paved areas; and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 3, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

780-79-A

APPLICANT—Alphonse J. Calvanico for John Mucha, owner.

SUBJECT—Application July 6, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—369 Harold Avenue, northeast corner of Kinghorn Street, Block 5405, Lot 47, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 6, 1979, on N.B. Applic. #314/79 reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 6, 1979, acting on N.B. Applic. #314/79, Objection No. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on*

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condition that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved area and one inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site run-off to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 6, 1979", 3 sheets and that all laws, rules and regulations shall be complied with.

807-79-A

APPLICANT—Walter T. Gorman, for Staten Island Boat Sales, Incorporation, owner.

SUBJECT—Application July 17, 1979—appeal from a decision of the Borough Superintendent re- proposed installation of two (2) Two thousand (2,000) gallon gasoline storage tanks.

PREMISES AFFECTED—222 Mansion Avenue, southeast Great Kills Harbor, Block 5207, Lots 7 and 12, Great Kills, Borough of Staten Island.

APPEARANCES—

For Applicant: Walter J. Gorman.

For Administration: R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Department, dated June 28, 1979, on F.D. #63-79 Account #E308399 Ports and Terminals Application #790115, reads:

"The capacity of the proposed 2-2,000 gallon gasoline storage tanks is contrary to Chapter 19-73.1 of the Administrative Code which limits the maximum capacity of gasoline storage tanks at marinas to 550 gallons."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Fire Commissioner, dated June 28, 1979 acting on F.D. #63-79, Account #E 308399 and Ports and Terminals Application #790115 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit 2-4,000 gasoline storage tanks on condition that a leak detection system be provided; that fire protection be provided to the satisfaction of the Fire Department; and *on further conditions* that the building shall substantially conform to drawings marked received "July 17, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

808-79-A

APPLICANT—Jerome L. Grushkin for Edward Corallo, owner.

SUBJECT—Application July 18, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Buttonwood Road, west side, 873.95 feet west of Woodhaven Avenue, Block 881, Lot 255, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1979, on N.B. Applic. #1499/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued as per Article 2, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Section C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 16, 1979, acting on N.B. Applic. #1499/79, Objection No. 1 a and b and 2, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 18, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

830-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

MINUTES

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 110, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1346/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1346/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

831-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 112, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1347/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1347/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

832-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 113, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1348/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1348/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

833-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 115, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1349/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1349/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

834-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 116, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1350/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

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b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1350/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

835-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 118, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 12, 1979, on N.B. Applic. #1351/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, July 12, 1979, acting on N.B. Applic. #1351/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

836-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 119, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1352/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, July 12, 1979, acting on N.B. Applic. #1352/79,

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Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

837-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 121, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1353/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1353/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be

placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

838-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 122, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1354/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1354/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurte-

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nances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

839-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 124, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1355/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1355/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance

with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

840-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 125, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1356/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1356/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances,

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including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

841-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 127, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1357/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1357/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no

parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

842-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 5, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 128, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1358/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1358/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

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843-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 130, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1359/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1359/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

844-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 131, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1360/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1360/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks, that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

845-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 133, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria P.E.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1361/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1361/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

846-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 134, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1362/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code.

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1362/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

847-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 136, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1363/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

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a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code.

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1363/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply, Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

848-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543-13 feet west of Victory Boulevard, Block 327, Lot 137, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1364/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage

space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1364/79 Objection No. 1 A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

849-79-A

APPLICANT—Lauria Associates for Contract Vendee, Ocean View Estates, Incorporation, owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 138, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1365/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E.

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and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1365/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire-Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

850-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporation, owner.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 140, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1366/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1366/79,

Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire-Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

851-79-A

APPLICANT—Lauria Associates for Contract Vendee, Ocean View Estates, Incorporation, Lessee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 141, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1367/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. 1367/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement

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to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

852-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1543.13 feet west of Victory Boulevard, Block 327, Lot 143, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1368/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #1368/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner,

whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction; that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations be complied with.

853-79-A

APPLICANT—Lauria Associates for Ocean View Estates, Incorporated, Contract Vendee.

SUBJECT—Application July 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Clove Loop, south side, 1545.13 feet west of Victory Boulevard, Block 327, Lot 144, Clove Lakes, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #1369/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore;

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore, contrary to Section C26-401.0 of the Administrative Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. 1369/79, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that a deed restriction be placed on the property requiring that a block association be formed, which is to be composed of each property owner, whose responsibility is to continuously maintain Clove Loop in good working condition, including all utilities, (except gas, electric and telephone) and appurtenances servicing the property in Clove Loop; that a copy of the deed restriction be filed with this Board prior to the issuance of a Building Permit; that the Certificate of Occupancy shall indicate the libre, page and date of recording of the deed restriction;

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that lighting be provided in accordance with Department of Water Supply Gas and Electricity specifications; that the trees in Clove Loop shall meet the specifications of the Department of Parks; that the right-of-ways located at the most westerly and most easterly ends of the property remain free and clear of all encumbrances, including, but not limited to, snow accumulations in order to facilitate Fire Department access; that the surfaces of these right-of-ways be striped in traffic yellow and labeled with the words "Fire Lane"; that signs be posted indicating no parking and no standing as per Traffic Department rules and regulations; and that the building shall substantially comply with drawings marked received "July 25, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

879-79-A

APPLICANT—Alphonse J. Calvanico for Ottavio Savo, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—442 Vernon Avenue, south side, 445.09 feet west of Amboy Road, Block 6855, Lot 54, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #812/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #812/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received July 31, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

891-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 General City Law, re- Proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—328 Finley Avenue, east side, 100 feet south of Tysens Lane, Block 4130, Lot 670, New Dorp Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Betty Fricker

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1979, on N.B. Applic. #1550/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street of frontage space and is therefore contrary to Section C26-401.1 of the Administrative Code."

and

Whereas, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 27, 1979, acting on N.B. Applic. #1550/79, Objection No. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire hydrants shall be located within 250 feet of the building entrance; and that the building shall substantially comply with drawings marked received "July 31, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

892-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—330 Finley Avenue, east side, 124 feet south of Tysens Lane, Block 4130, Lot 669, New Dorp Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Betty Fricker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1979, on N.B. Applic. #1551/79, reads:

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"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 27, 1979, acting on N.B. Applic. #1551/79, Objection No. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire hydrants shall be located within 250 feet of the building entrance; and that the building shall substantially comply with drawings marked received "July 31, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

893-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36 Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—334 Finley Avenue, east side, 148 feet south Tysens Lane, Block 4130, Lot 668, New Dorp Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Betty Fricker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1979, on N.B. Applic. #1552/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 27, 1979, acting on N.B. Applic. #1552/79, Objection No. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* that the sidewalk, curb, curb cut and pavement

to the middle of the street be in accordance with the standards of the Department of Highways; that fire hydrants shall be located within 250 feet of the building entrance; and that the building shall substantially comply with drawings marked received "July 31, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

894-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—336 Finley Avenue, east side, 172 feet south of Tysens Lane, Block 4130, Lot 666, New Dorp Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Betty Fricker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1979, on N.B. Applic. #1553/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 27, 1979, acting on N.B. Applic. #1553/79, Objection No. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire hydrants shall be located within 250 feet of the building entrance; and that the building shall substantially comply with drawings marked received "July 31, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

984-79-A

APPLICANT—M. Milton Glass for 404 Equities, owner.

SUBJECT—Application August 29, 1979—appeal from the Fire Commissioners re- elevator and readiness.

PREMISES AFFECTED—404-412 Park Avenue South, northwest corner of East 28th Street, Block 858, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated August 22, 1979, reads:

"In reply to your request of August 17th, 1979 for a Quick Response Elevator Service at the above premises is hereby denied."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Fire Commissioner, dated August 22, 1979, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of 10 years on condition that an approved agency, namely the Quick Response Service in accordance with Cal. #630-56-G.R. be installed; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; and that should the service for any reason be discontinued that this grant shall automatically lapse; and *on further conditions* that the building shall substantially conform to drawings marked received "August 29, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

1088-79-A

APPLICANT—Nicholas J. Salvadeo for Irene Raffone, owner.

SUBJECT—Application October 4, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—246 Flagg Place, east side, 2410 feet south of Corners Road, Block 895, Lot 42, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 2, 1979, on N.B. Applic. #1835/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water where no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Section P110.2(c), RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 2, 1979, acting on N.B. Applic. #1835/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be main-

tained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "October 4, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1123-79-A

APPLICANT—Albert Melniker, for 896 Huguenot Avenue, owner.

SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—896 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 53, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1979, on N.B. Applic. #274/77, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public sewers into which discharge is feasible are located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 19, 1979, acting on N.B. Applic. #274/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received October 22, 1979", 3 sheets; and that all laws, rules and regulations shall be complied with.

1124-79-A

APPLICANT—Albert Melniker for 900 Huguenot Avenue Incorporated, owner, Staten Island Savings Bank, Lessee.

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SUBJECT—Application October 22, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—900 Huguenot Avenue, west side, 154.17 feet north of Amboy Road, Block 6815, Lot 55, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1979, on Alt. Applic. #191/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public sewers into which discharge is feasible are located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 19, 1979, acting on Alt. Applic. #191/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry well are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received October 22, 1979", 3 sheets; and that all laws, rules and regulations shall be complied with.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner, for 16 West 14 Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for Modification of Certificate of Occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14 Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: R. J. Ellis, F.D.

For Opposition: Sheldon Lobel and Ralph Sutton.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

783-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflam-

mable mixture known as "Classic Gas Line Antifreeze" in (12) twelve fluid ounce Plastic Bottles with Replaceable Cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: John J. Veltry.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

820-79-A

APPLICANT—Millard Bresin for Amoco Oil Company, Lessee.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-0-B-2 of the Fire Prevention Code, City of New York.

PREMISES AFFECTED—401/423 East 80th Street, northwest corner, Foster Avenue, Block 7918, Lots 1 and 76, Borough of Brooklyn.

APPEARANCES—

For Applicant: Millard Bresin.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

821-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner, for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for Modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Sheldon Lobel.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

823-79-A

APPLICANT—Charles A. Magrino for John Drago, owner, Emmino Brothers Salvage, Incorporation, lessee.

SUBJECT—Application July 24, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—50 Johnson Street, west side, 452.22 feet north of Arthur Kill Road, Block 7207, Lot 239, Port Socony, Borough of Staten Island.

APPEARANCES—

For Applicant: Charles A. Magrino.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

MINUTES

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Betty Fricker.

ACTION OF BOARD—Decision deferred to January 8, 1980, at 2 P.M., hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbitts Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Betty Fricker.

ACTION OF BOARD—Decision deferred to January 8, 1980, at 2 P.M., hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Betty Fricker.

ACTION OF BOARD—decision deferred to January 8, 1980, at 2 P.M., hearing closed.

954-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Reading Avenue, south side, 220 feet west of Wainwright Avenue, Block 5643, Lot 111, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

955-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—671 Leverett Avenue, north side, 160 feet west of Richmond Avenue, Block 5609, Lot 15, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

956-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—677 Leverett Avenue, north side, 240 feet east of Wainwright Avenue, Block 5609, Lot 20, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

957-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—683 Leverett Avenue, north side, 180 feet east of Wainwright Avenue, Block 5609, Lot 22, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

958-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—695 Leverett Avenue, north side, 50 feet east of Wainwright Avenue, Block 5609, Lot 28, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

MINUTES

959-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—701 Leverett Avenue, northeast side corner of Wainwright Avenue, Block 5609, Lot 31, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

1058-79-A

APPLICANT—ERC Technology Corporation, owner.

SUBJECT—Application September 18, 1979—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "CarFare" (6) six ounce high density polyethylene bottles with screw-on, high density needle tip spout container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Alan Boudes.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 8, 1980, at 2 P.M., for decision, hearing closed.

1125-79-A

APPLICANT—Nicholas J. Salvadeo for Al-Pac Development Corporation, owner.

SUBJECT—Application October 23, 1979—appeal from a decision of the Borough Superintendent re- proposed use of Copper Tubing Contrary to Section P102.4(a)(2), RS-16 of the Administrative Code.

PREMISES AFFECTED—91 Wallace Avenue, southeast corner of McClean Avenue, Block 3113, Lot 21, South Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo and Ralph P. Casella.

ACTION OF BOARD—Deferred decision to January 22, 1980, at 2 P.M., hearing closed.

Adjourned: 4:20 P.M.

ALAN D. GERSHUNY, *Executive Director*

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